

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Date: December 10, 2020
Subject: Oak Grove Street Apartments 307, 315 and 317 Oak Grove Street

SITE DATA

Existing Zoning	OR2 High Density Office Residence District DP Downtown Parking Overlay District SH Shoreland Overlay District
Lot Area	17,916 square feet / .41 acres
Ward(s)	7
Neighborhood(s)	Loring Park
Future Land Use	Neighborhood Office and Services
Goods and Services Corridor	Not applicable
Built Form	Corridor 4

SITE DESCRIPTION

The site is located along the south side of Oak Grove Street; mid-block between Clifton Place and Spruce Place. The site is currently being used as a surface parking lot. The site is surrounded by multiple-family residential buildings of varying densities and small-scale office uses. The site is located in the Loring Park Neighborhood.

PROJECT DESCRIPTION

The applicant is proposing to construct a new six-story, 62-unit residential building with 37 enclosed parking spaces located in two levels of below grade parking. Access to the enclosed parking would be from Oak Grove Street as there is no public alley on this block. Units within the building will contain a mix of studio, one- and two-bedroom units. The development will comply with the Inclusionary Zoning requirements.

There will be a lobby, common space and a fitness center located on the first floor of the building. Dwelling units are located on the first through sixth floors of the building. There will be additional common space located on the sixth floor of the building with access to a rooftop deck. The exterior material of the building would be either a masonry or stone with metal panel accents.

The parking requirement for the development is one space per dwelling unit or 62 spaces. However, the site is located within a quarter-mile from a bus transit stop with midday service headways of 15 minutes or less. Given this, the development qualifies for a 50 percent parking reduction. The parking requirement for the development is 31 spaces. The applicant is proposing to provide 37 parking spaces within the building.

APPLICATIONS

The site is located in the SH Shoreland Overlay District which limits the heights of buildings to two-and-a-half stories or 35 feet, whichever is less. The proposed height of the building is six stories or 71 feet. A conditional use permit is required to increase the height of the building in the SH Shoreland Overlay District.

The City's new comprehensive plan, *Minneapolis 2040*, went into effect on January 1, 2020. The new comprehensive plan contains parcel-specific guidance for Land Use and Built Form for the entire City. The Built Form map guides the scale of development for every parcel in the city, independent of the uses allowed on the site. The proposed Built Form Overlay text amendment was approved by the City Planning Commission at a hearing on November 9, 2020. This text amendment will be presented to the Business, Inspections, Housing & Zoning Committee of the City Council on December 8, 2020. The regulations discussed below reflect the new Built Form Overlay language which has not been adopted yet.

In the BFC4 Corridor 4 Built Form Overlay District, height is limited to four stories or 56 feet, whichever is less. The proposed height of the building is six stories or 71 feet. To increase height in the BFC4 Corridor 4 Built Form Overlay District, an administrative review to increase height from 4 stories or 56 feet, whichever is less, to six stories or 71 feet is required. To increase height in this overlay district, height premiums will be needed. Each premium allows a height increase of one story or 14 feet. Only two premiums can be applied for as the maximum height allowed in the BFC4 Corridor 4 Built Form Overlay District is six stories or 84 feet, whichever is less. To increase the height above this a comprehensive plan amendment would be required. The premiums to increase the height of the building still need to be identified.

The maximum Floor Area Ratio (FAR) in the BFC4 Corridor 4 Built Form Overlay District is 2.0. To increase the FAR in the BFC4 Corridor 4 Built Form Overlay District, an administrative review to increase FAR is required. The proposed FAR of the building is 3.49. To increase FAR in this overlay district, FAR premiums will be needed. In the BFC4 Corridor 4 Built Form Overlay District, one can apply for up to three premiums with a value of .4 each. The maximum FAR that can be achieved through the administrative review process is 3.2. The premiums to increase the FAR of the building still need to be identified. To increase the FAR from 3.2 to 3.49, a variance will be required.

The following shows how much gross floor area (GFA) is allowed under the different FAR's and what is proposed:

GFA allowed at a 2.0 FAR – 35,832 square feet.

GFA allowed at a 3.2 Far – 57,331 square feet.

GFA proposed with a FAR of 3.49 – 62,442 square feet.

The development requires setback variances on all four sides of the building. The building itself is not located in any of the required yards. However, there are staircases, balconies, ground level patios and a dog run that are located in the required yards that exceed the maximum size allowances to be permitted obstructions.

Site plan review is also required as the proposed development contains more than four dwelling units.

Based on staff's preliminary review, the following land use applications have been identified:

1. Conditional use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories or 35 feet, whichever is less, to six stories or 85 feet.
2. Administrative review to increase the height of the building in the BFC4 Corridor 4 Built Form Overlay District from 4 stories or 56 feet, whichever is less, to six stories or 85 feet.
3. Administrative review to increase the FAR of the building from 2.0 to 3.2.
4. Variance to increase the FAR of the building from 3.2 to 3.49.

5. Variance to reduce the front yard setback to allow staircases greater than eight feet in width.
6. Variance to reduce the east interior side yard setback to allow balconies and ground level patios greater than 50 square feet in size and closer than 10 feet from the interior property line.
7. Variance to reduce the west interior side yard setback to allow balconies greater than 50 square feet in size and closer than 10 feet from the interior property line and to allow a dog run.
8. Variance to reduce the rear yard setback to allow balconies and ground level patios greater than 50 square feet in size and closer than 10 feet from the interior property line.
9. Site plan review to construct a new six-story, 62-unit residential building with 37 enclosed parking spaces located in two levels of below grade parking.

Additional applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

The following policies from the comprehensive plan, Minneapolis 2040 (2020), apply to future development on this site:

Future Land Use	Guidance	Staff Comment
Neighborhood Office and Services	In addition to the uses allowed in Urban Neighborhood, allows for greater flexibility in locating low impact commercial activity. Dental and medical services and offices, small scale lodging, and small scale retail are appropriate.	The applicant is proposing to construct a new 62-unit residential building.
Built Form	Guidance	Staff Comment
Corridor 4	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The applicant is proposing to construct a new six-story residential building.

FEEDBACK REQUESTED

Staff is requesting feedback on the following items:

1. CPED would like feedback on the proposed FAR of the building.
2. CEPD would like feedback on the setback requests.

November 23, 2020

Hilary Dvorak
Principal City Planner
City of Minneapolis CPED – Land Use, Design and Preservation
250 South 4th Street
Room 300
Minneapolis, MN 55415

COMMITTEE OF THE WHOLE: STATEMENT OF PROPOSED USE OAK GROVE STREET APARTMENTS

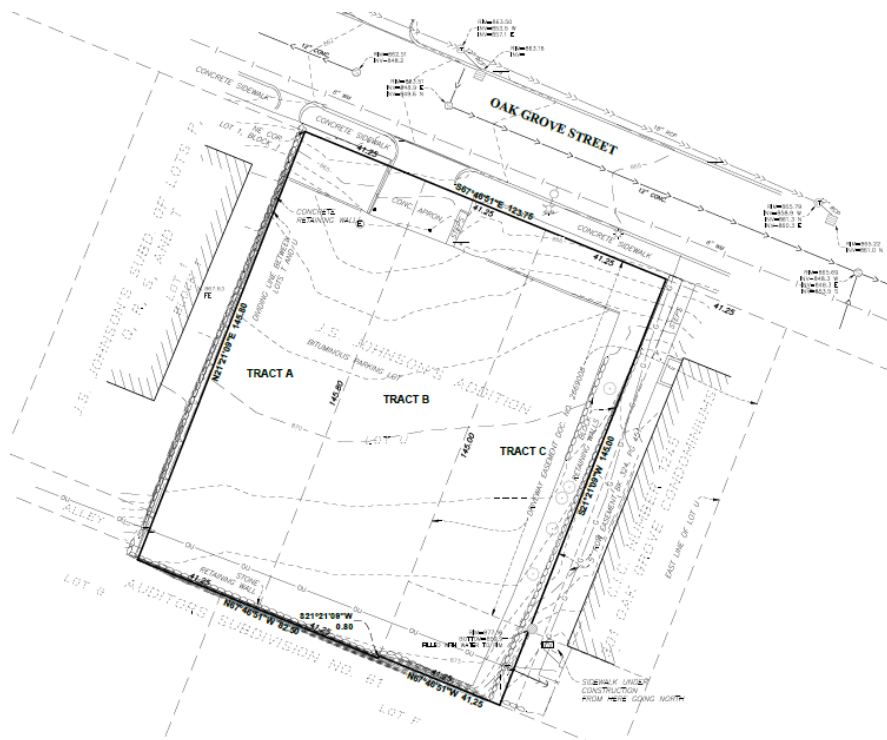
Hilary:

Outlined below is the statement of proposed use and concise description of the project proposed as the Oak Grove Street Apartments.

Description of the Site

Addresses of all of the parcels within the development site:

- Tract A: 317 Oak Grove Street (0.14 acres/5,972 sq. ft.)
- Tract B: 315 Oak Grove Street (0.14 acres/5,972 sq. ft.)
- Tract C: 307 Oak Grove Street (0.14 acres/5,972 sq. ft.)



The Oak Grove Street Apartments project is located at 307 Oak Grove Street in Minneapolis, MN. This combined lot size is approximately 0.42 acres (17,916 gross square feet). The site is located in the Loring Park Neighborhood of Minneapolis, Minnesota. Three adjacent lots currently serve as a bituminous parking lot. There is no alley access to these lots, with the only access and existing curb cut on the north edge of the site at Oak Grove Street. This project is designed in accordance with the Minneapolis 2040 Comprehensive Plan (policies and action steps took effect on January 1, 2020) as well as the Loring Park Neighborhood Master Plan (adopted in 2013).

Anticipated Land Use

This site is located in Zoning District OR2 (Title 20 – Zoning Code, Chapter 547, Article III) where the maximum height is four stories, not to exceed 56 feet, with a maximum floor area ratio (FAR) of 2.5. The project is also located within the Shoreland Overlay District and the Downtown Parking Overlay District. A variance will be required for the construction of the parking garage below grade into the area below the 15' setback on the east side of the site. The project will also seek a Conditional Use Permit to increase the maximum height to six stories, not to exceed 84 feet, with a maximum floor area ratio (FAR) of 3.5 for a multiple-family dwelling (as with an OR3 district).

Description of the Project

The Oak Grove Street Apartments project is proposed as a multi-family residential building with two levels of parking below grade. 37 parking stalls will be provided, including two (2) visitor spaces. Therefore, the project has a parking ratio of 0.56. Since the project is within one-quarter (1/4) mile of a bus transit stop with midday service headways of fifteen (15) minutes or less, a 50% reduction from the minimum parking requirement of one (1) parking space per one (1) dwelling unit is allowable. 32 bicycle parking spaces will also be provided on the below-grade levels.

The main level consists of 10,412 gross square feet containing the main residential entry, lobby, and common space for the five stories of apartments above grade. 62 residential units are planned including studio, 1-bedroom, and 2-bedroom apartments. Five (5) apartments are currently provided at grade, though there may be an opportunity to revise the floor plan to provide two-story lofts at that location. Apartments will be for-rent and will be a mix of market-rate and affordable units in accordance with the inclusionary zoning requirements outlined by the Minneapolis 2040 Comprehensive Plan.

The matrix on the following page summarizes the bulk (GFA), height, number of dwelling units, and the number of parking spaces for the project:

	Gross Square Feet	Height	Number of Dwelling Units	Number of Parking Spaces
Lower Level Two	12,190*	-	0	20
Lower Level One	12,190*	-	0	17
Level One	10,412	0'-0"	5	0
Level Two	10,580	16'-0"	12	-
Level Three	10,580	26'-8"	12	-
Level Four	10,580	37'-4"	12	-
Level Five	10,580	48'-0"	12	-
Level Six	9,710	58'-8"	9	-
Totals	62,442	71'-0"	62	37

*Not included in floor area ratio (FAR) calculations.

**Estimated 71'-0" from grade to top of sixth floor parapet.

We look forward to being on the agenda for the December 10, 2020 Planning Commission Committee of the Whole meeting to review this project with you.

Best regards,
Julie Snow, FAIA



OAK GROVE STREET APARTMENTS

307 OAK GROVE STREET

MINNEAPOLIS, MN 55403

CLIENT
Linden Street Partners
808 Penn Avenue
Suite 300
Pittsburgh, PA 15222

ARCHITECT
Snow Kreilich Architects
219 N 2nd Street
Suite 120
Minneapolis, MN 55401

STRUCTURAL ENGINEER
Meyer Borgman Johnson
510 S Marquette Avenue
Suite 900
Minneapolis, MN 5540

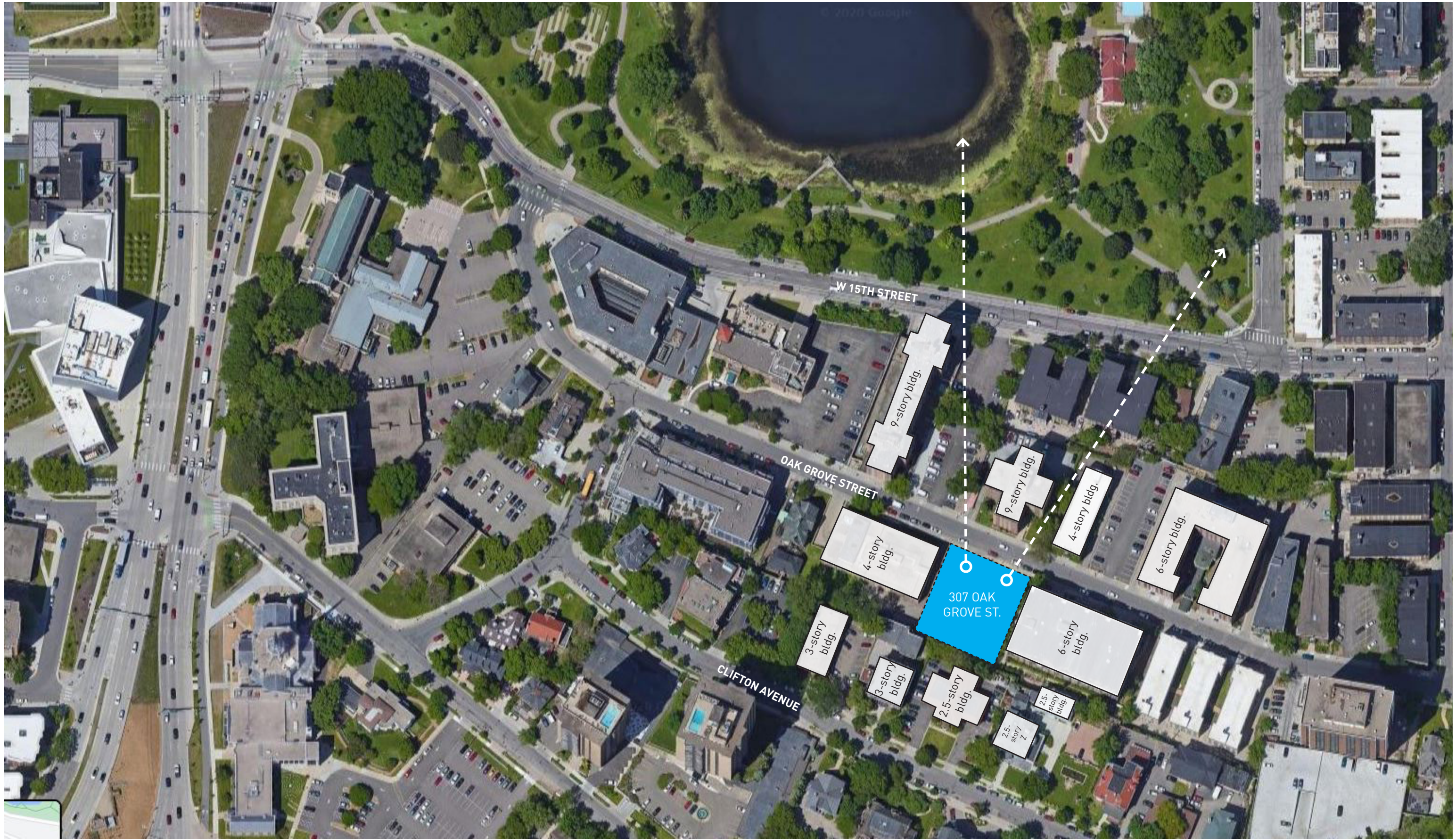
CIVIL ENGINEER
Elan Design Lab
901 N 3rd Street
Suite 120
Minneapolis, MN 55401

LANDSCAPE ARCHITECT
TEN x TEN
575 SE 9th Street
Suite 210
Minneapolis, MN 55414

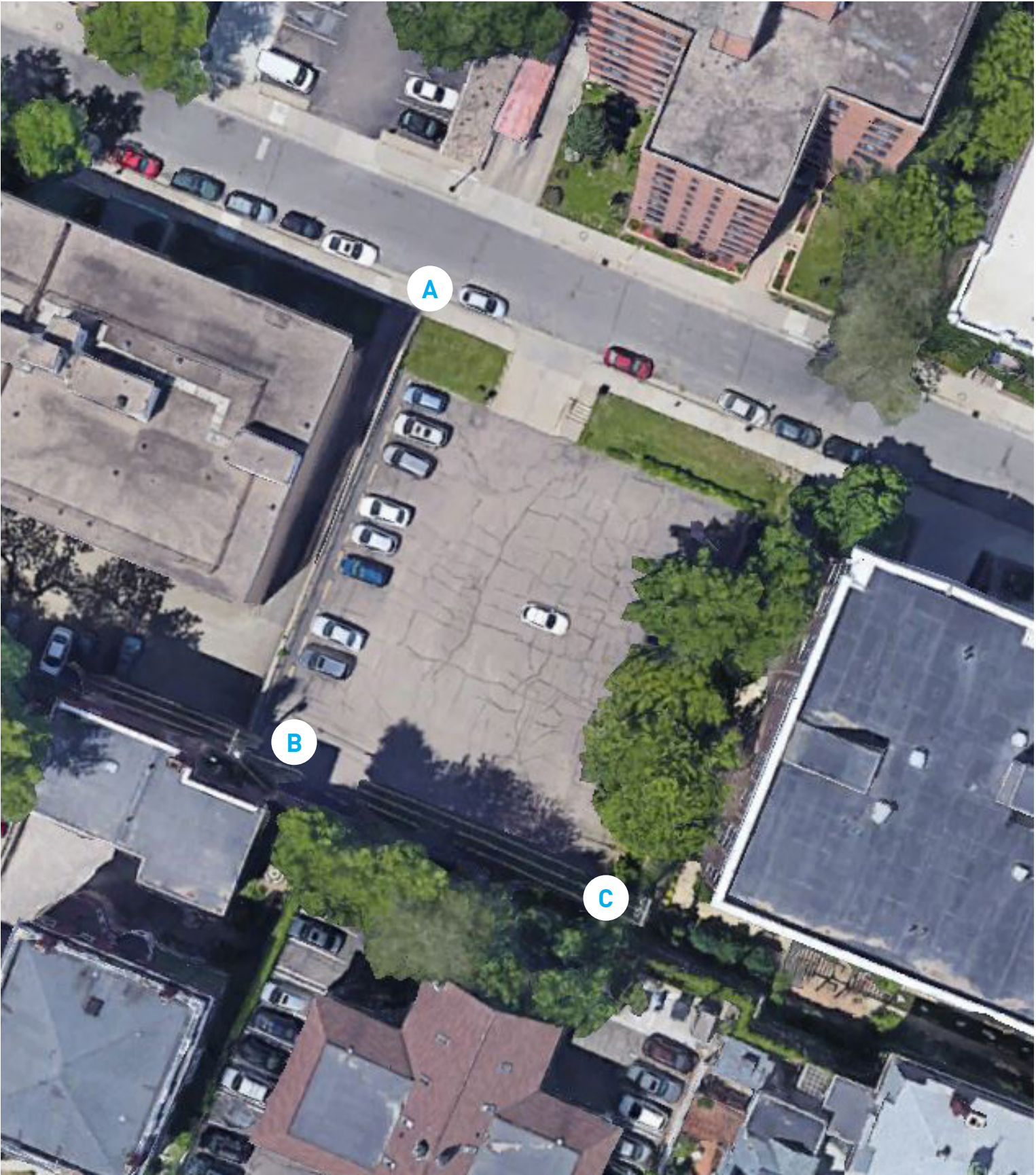
MECHANICAL ENGINEER
MEP Associates
860 Blue Gentian Road
Suite 175
Eagan, MN 55121

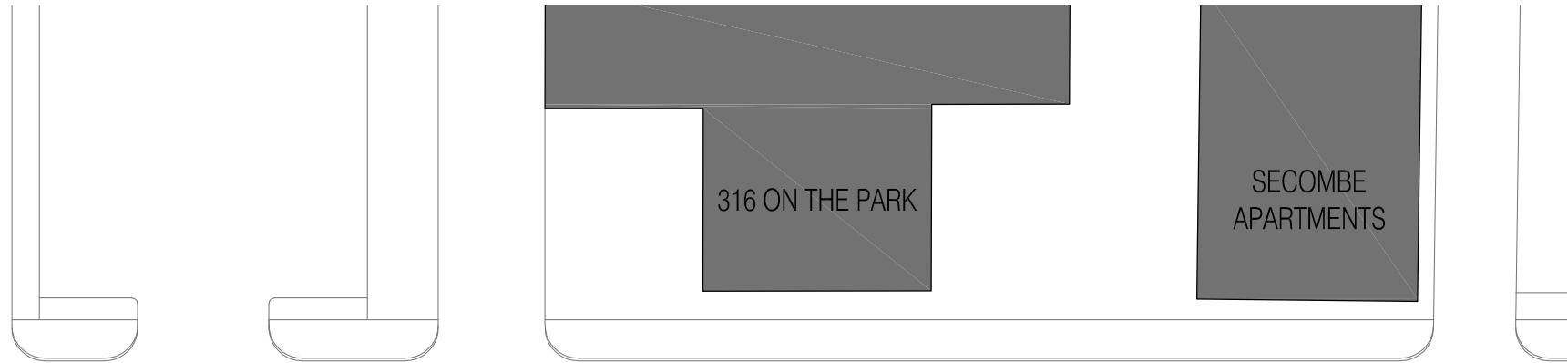
01	COVER SHEET - DRAWING INDEX
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03	LORING PARK NEIGHBORHOOD CONTEXT
04	EXISTING SITE PHOTOS
05	ARCHITECTURAL SITE PLAN
06	SUSTAINABILITY CONSIDERATIONS
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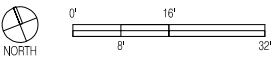
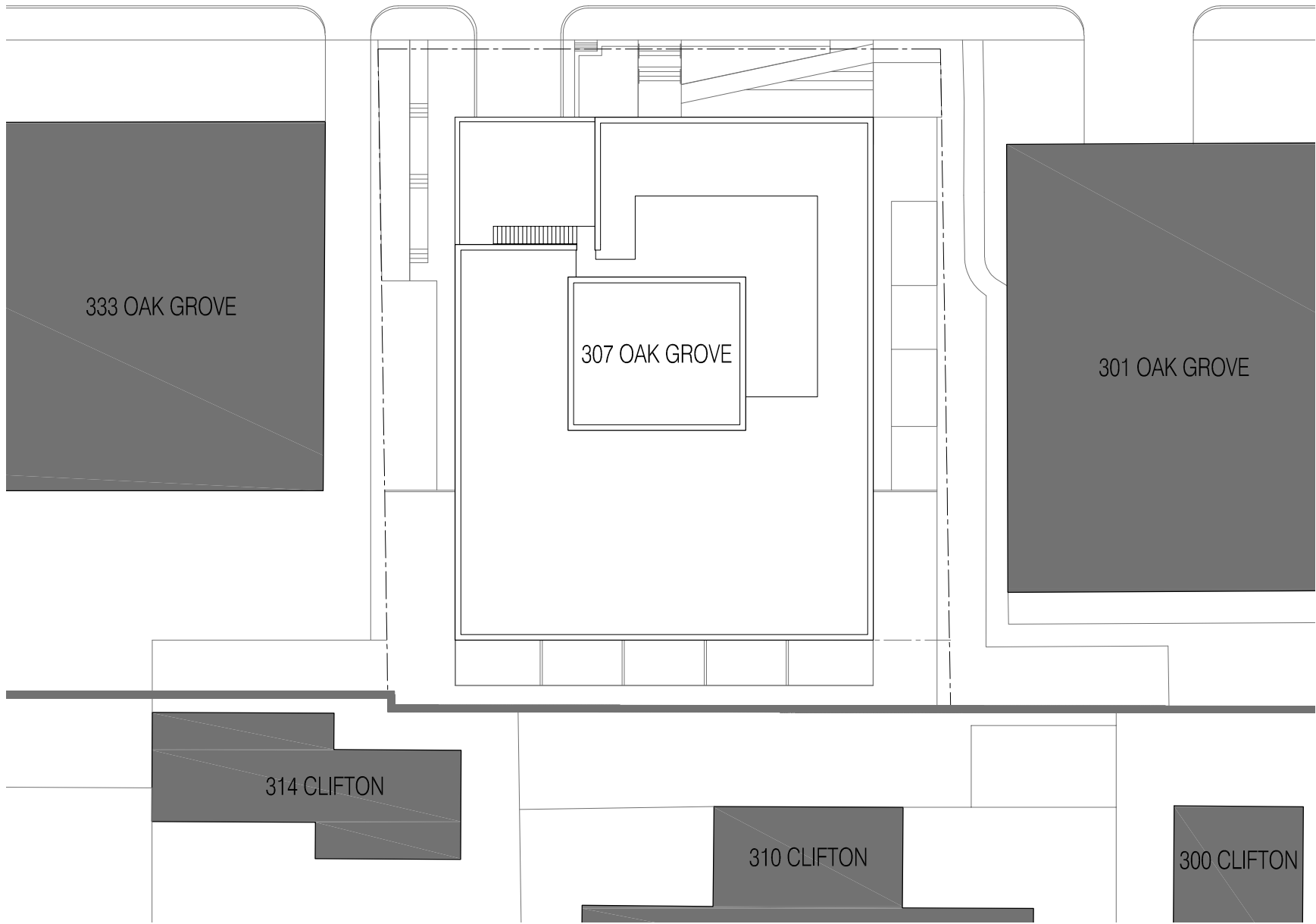


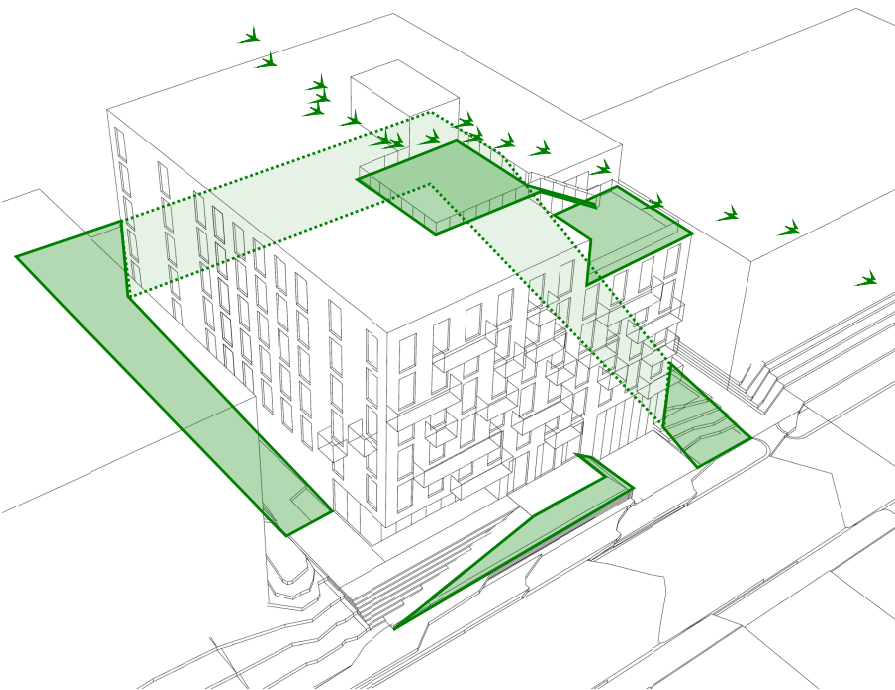




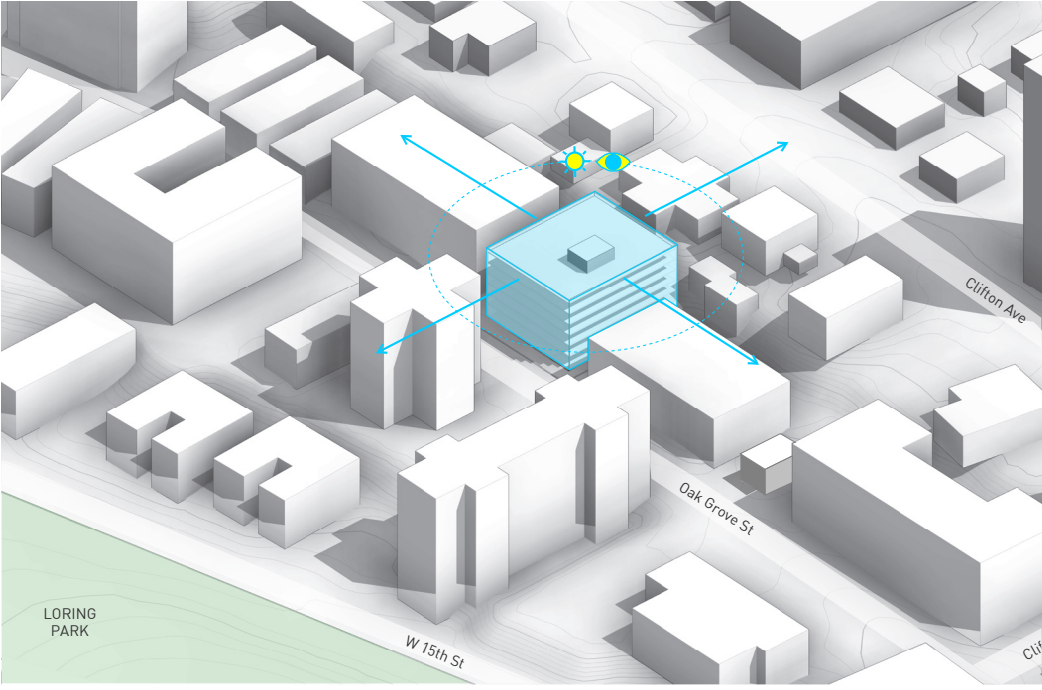


OAK GROVE STREET

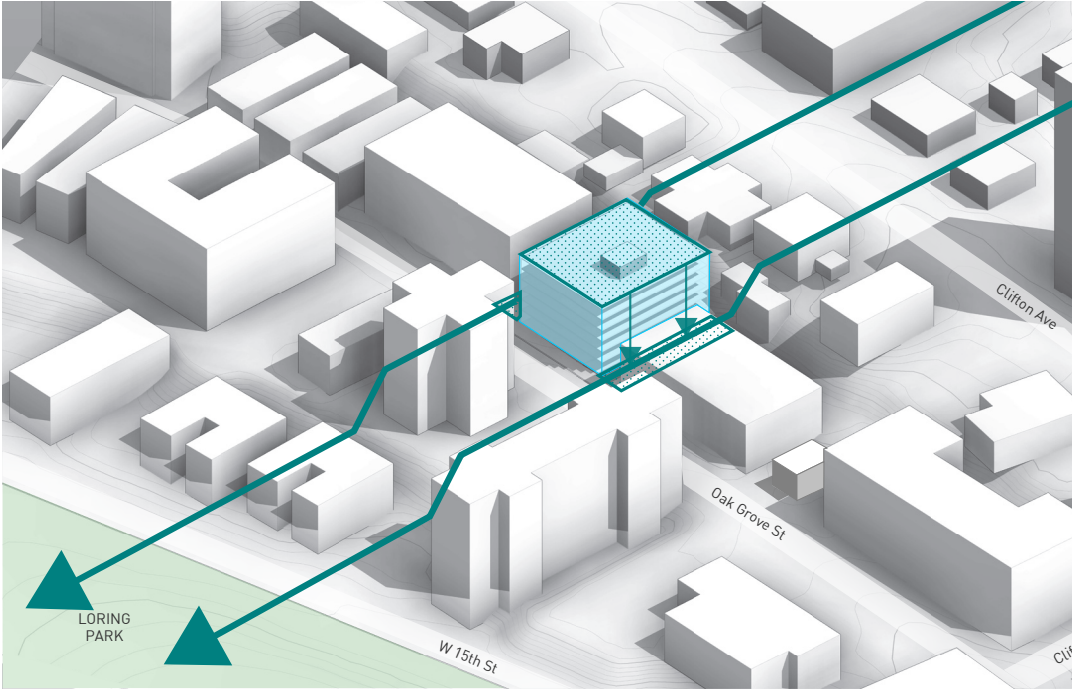




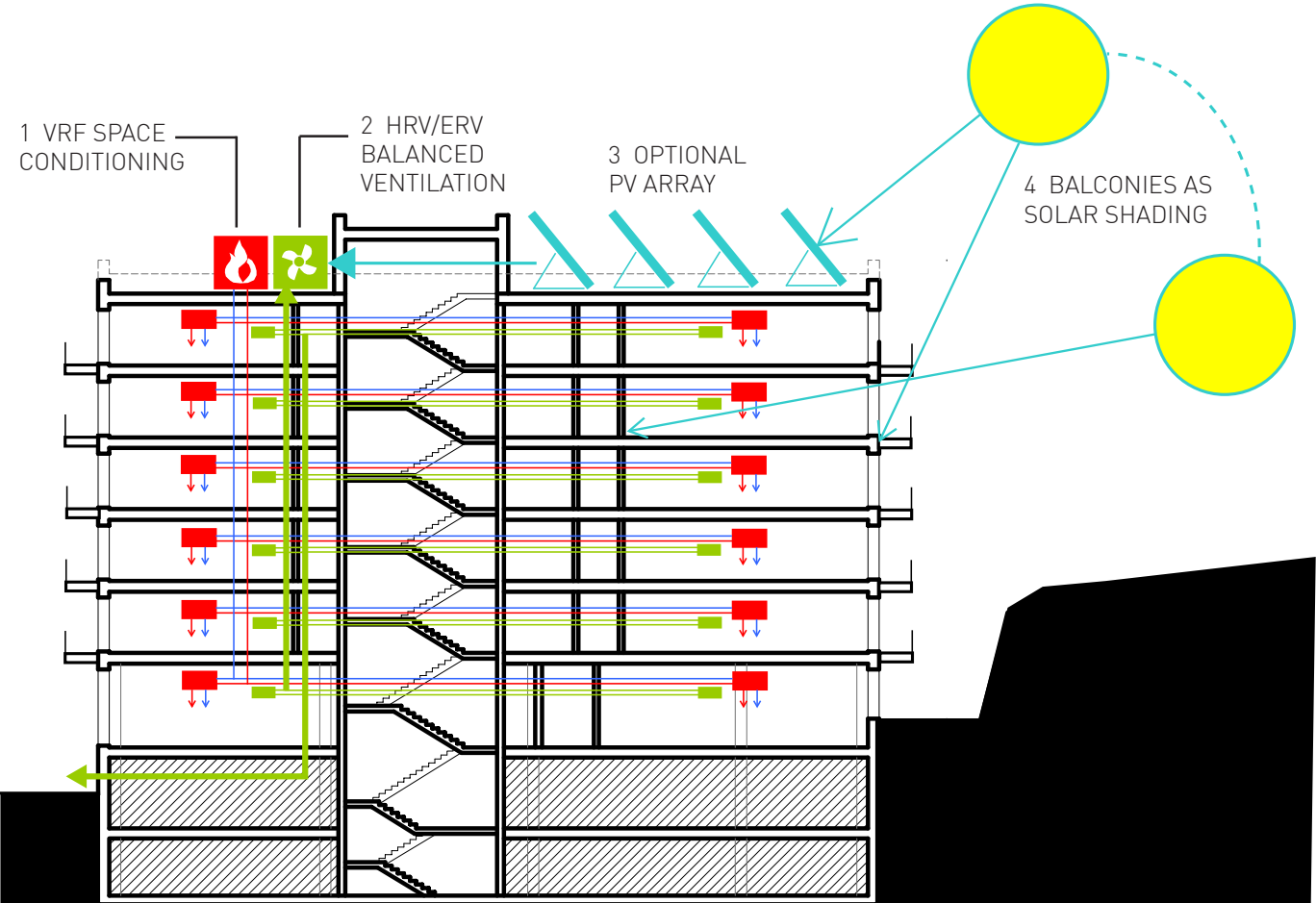
URBAN VEGETATION AND HABITAT



MASSING AND ORIENTATION



STORMWATER COLLECTION/RE-USE



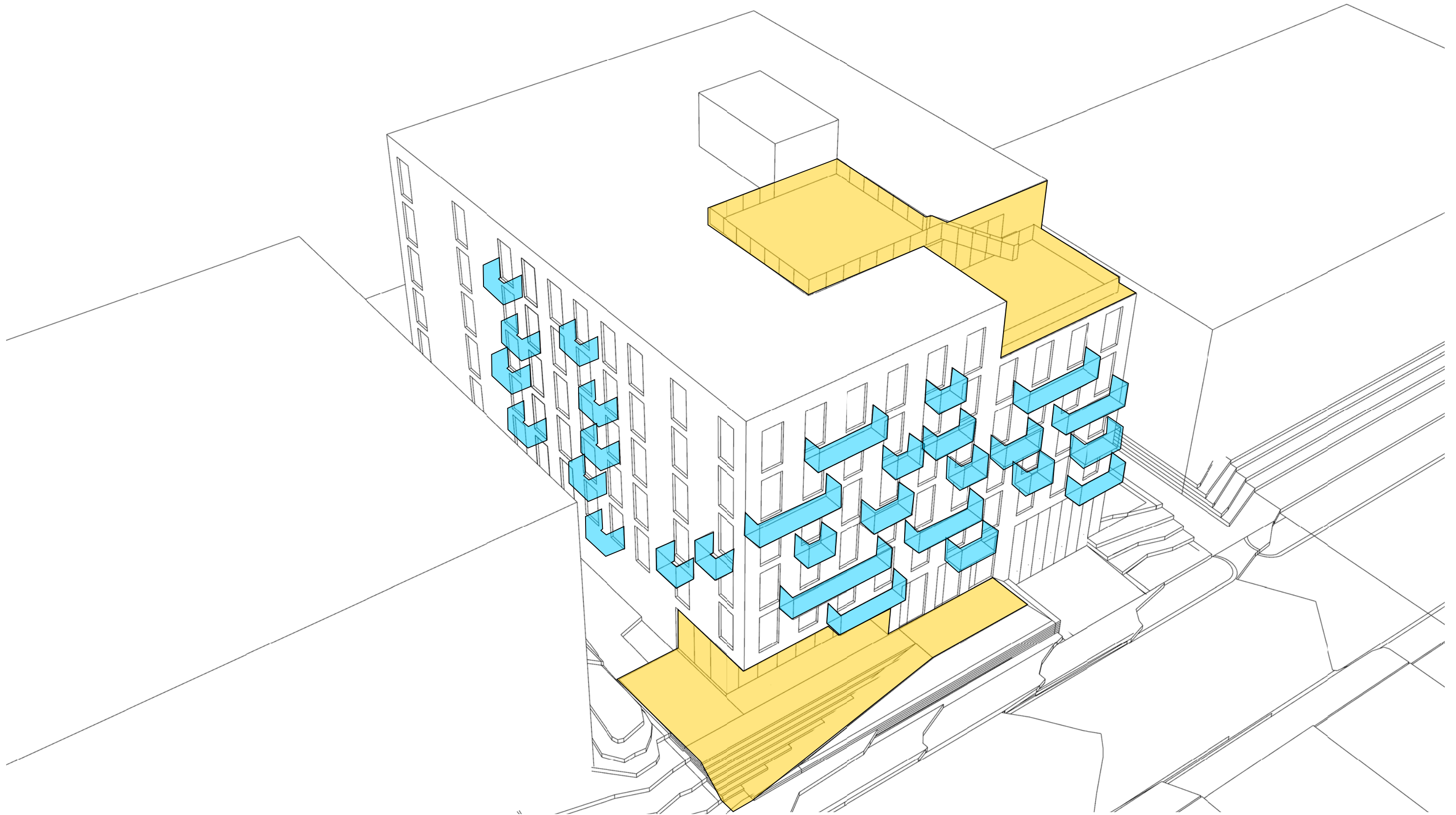
SYSTEMS SECTION - VRF OPTION

THERMAL ENVELOPE		AREA	PERCENT	R-VALUE
WALL - NORTH	GLAZED	2,844 (SF)	40%	U 0.30
	OPAQUE	4,265 (SF)	60%	R 31.4
WALL - EAST	GLAZED	2,097 (SF)	24%	U 0.30
	OPAQUE	6,455 (SF)	76%	R 31.4
WALL - SOUTH	GLAZED	2,519 (SF)	36%	U 0.30
	OPAQUE	3,978 (SF)	64%	R 31.4
WALL - WEST	GLAZED	1,802 (SF)	21%	U 0.30
	OPAQUE	6,751 (SF)	79%	R 31.4
WALL - OVERALL	GLAZED	9,262 (SF)	30%	U 0.30
	OPAQUE	21,449 (SF)	70%	R 31.4

WINDOW TO WALL RATIO SUMMARY

THROUGH INVESTIGATION OF THE SITE AND NEIGHBORHOOD, THE DESIGN TEAM IDENTIFIED FOUR KEY CONTEXTUAL CUES THAT INFORMED OUR SUSTAINABILITY STRATEGY:

- 1) THE PUNCHED WALL:** INSPIRED BY THE SIMPLE PUNCHED OPENING COMPOSITIONS OF THE HISTORIC HOUSING FABRIC, THE PROJECT EMPLOYS A REGULAR PATTERN OF MODERATELY SIZED WINDOWS THAT ARE CAREFULLY TUNED TO SOLAR ORIENTATION AND AN OPTIMIZED WINDOW-TO-WALL RATIO.
- 2) THE STOOP:** THE PROJECT PROVIDES A DYNAMIC OUTDOOR SPACE AT THE GROUND LEVEL WHERE TENANTS CAN SOCIALIZE, RECREATE AND WORK. THIS SPACE SEEKS TO RE-CREATE THE KIND OF RICH SOCIAL LIFE OFFERED BY THE TRADITIONAL APARTMENT BUILDING STOOP SO COMMON TO THE LORING PARK NEIGHBORHOOD.
- 3) BALCONIES / FIRE ESCAPES:** BALCONIES AND FIRE ESCAPES ARE KEY ORNAMENTAL AND FUNCTIONAL COMPONENTS OF THE HISTORIC HOUSING FABRIC AND ENLIVEN THE STREETS AND ALLEYWAYS OF THE NEIGHBORHOOD. WE'RE TAKING ADVANTAGE OF THESE ELEMENTS TO BOTH CREATE VIBRANT OUTDOOR SPACES AND MODULATE SOLAR EXPOSURE AND DAYLIGHT.
- 4) THE IN-BETWEEN SPACES:** THE NEIGHBORHOOD IS FULL OF RICH 'IN-BETWEEN' SPACES, FROM FORMAL COURTYARDS TO ACCIDENTAL URBAN HABITATS THAT HAVE POPPED UP BETWEEN BUILDINGS. THIS PROJECT LOOKS TO CAPTURE ITS IN-BETWEEN SPACES AS URBAN HABITAT, STORMWATER INFRASTRUCTURE AND RESIDENT AMENITIES.

















EXTERIOR MATERIALS PALETTE



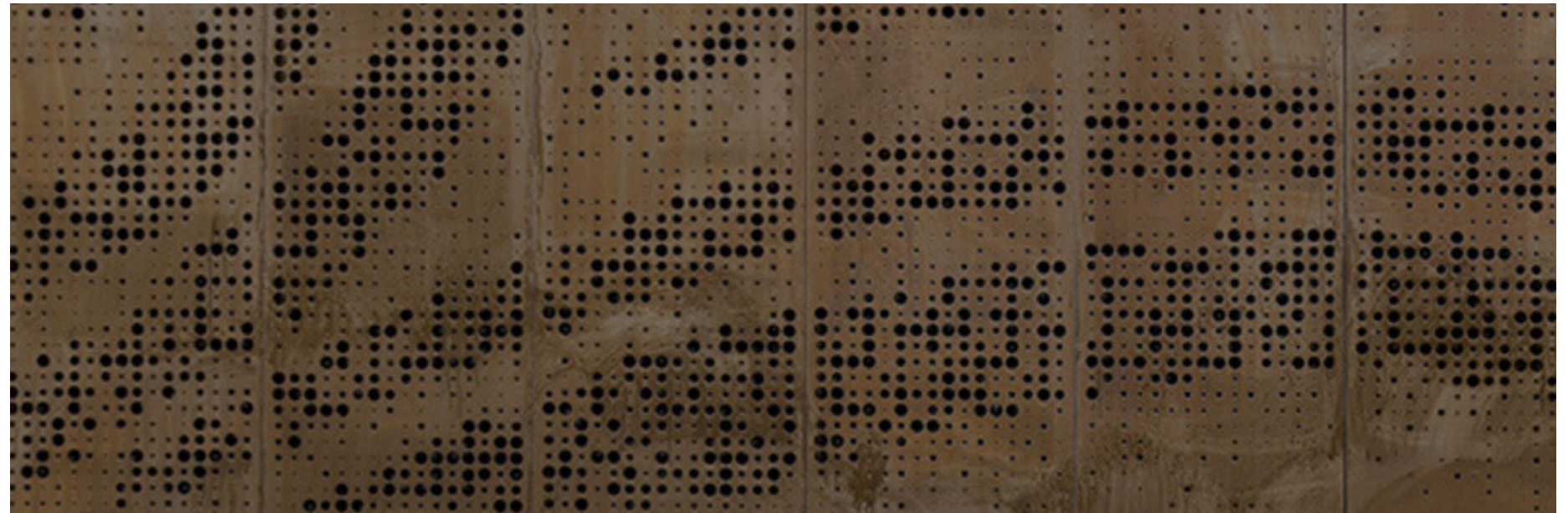
EXTERIOR WALL OPTION 1: ARRISCRAFT EVOLUTION



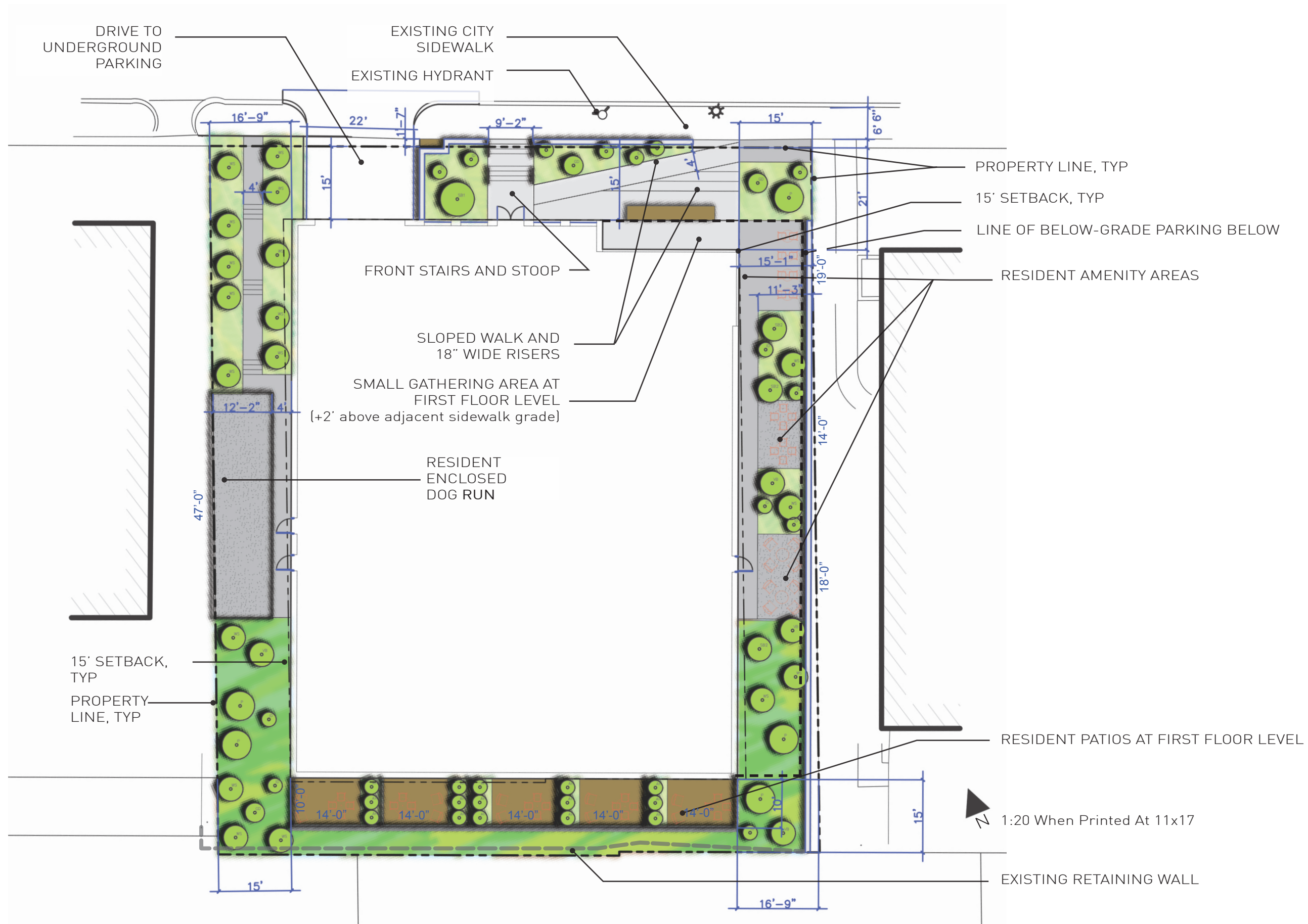
EXTERIOR WALL OPTION 3: DEKTON STONE COMPOSITE PANEL



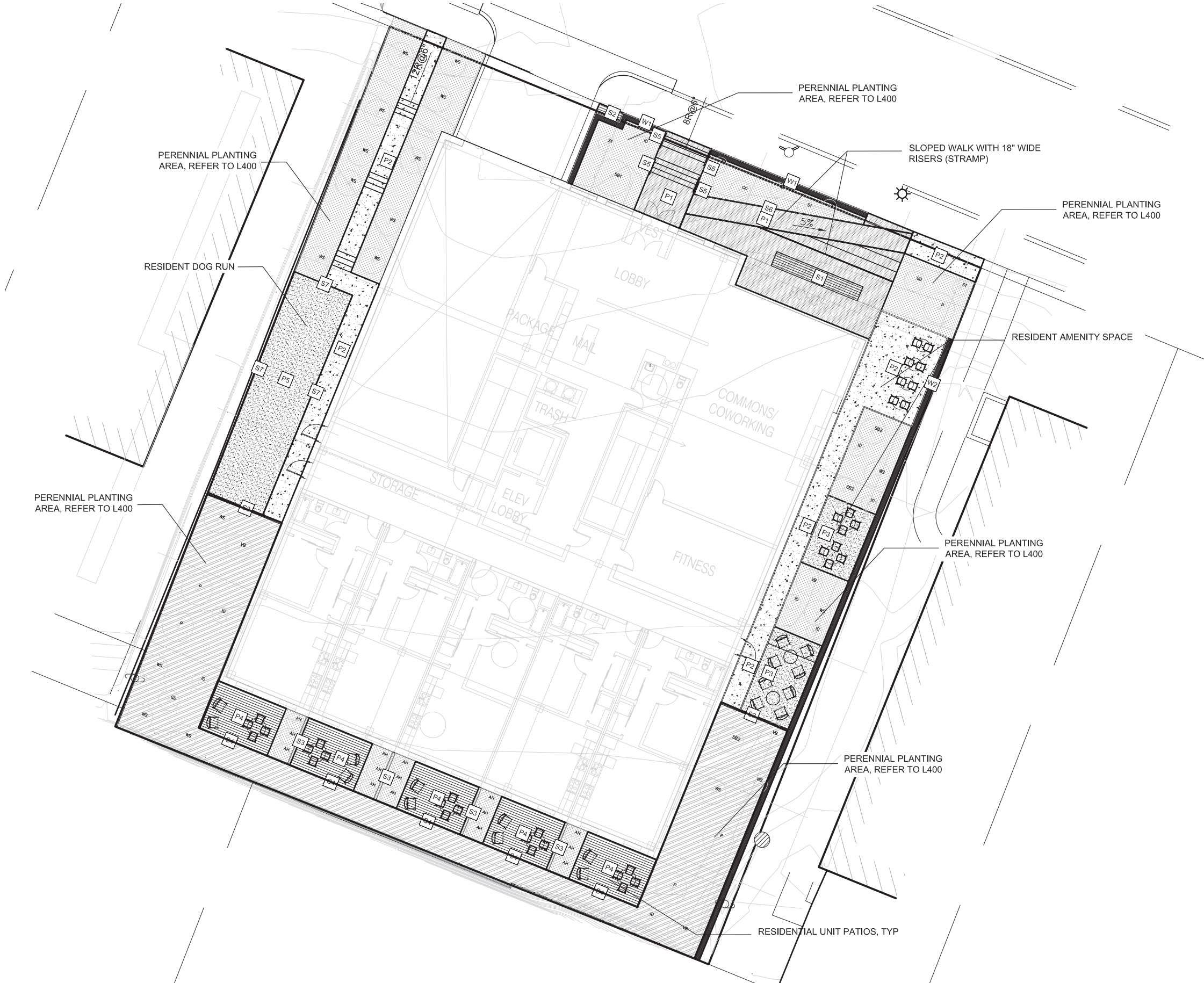
EXTERIOR WALL OPTION 2: ARRISCRAFT ARCHITECTURAL LINEAR SERIES BRICK



PERFORATED / SOLID BRONZE-ANODIZED ALUMINUM PANEL

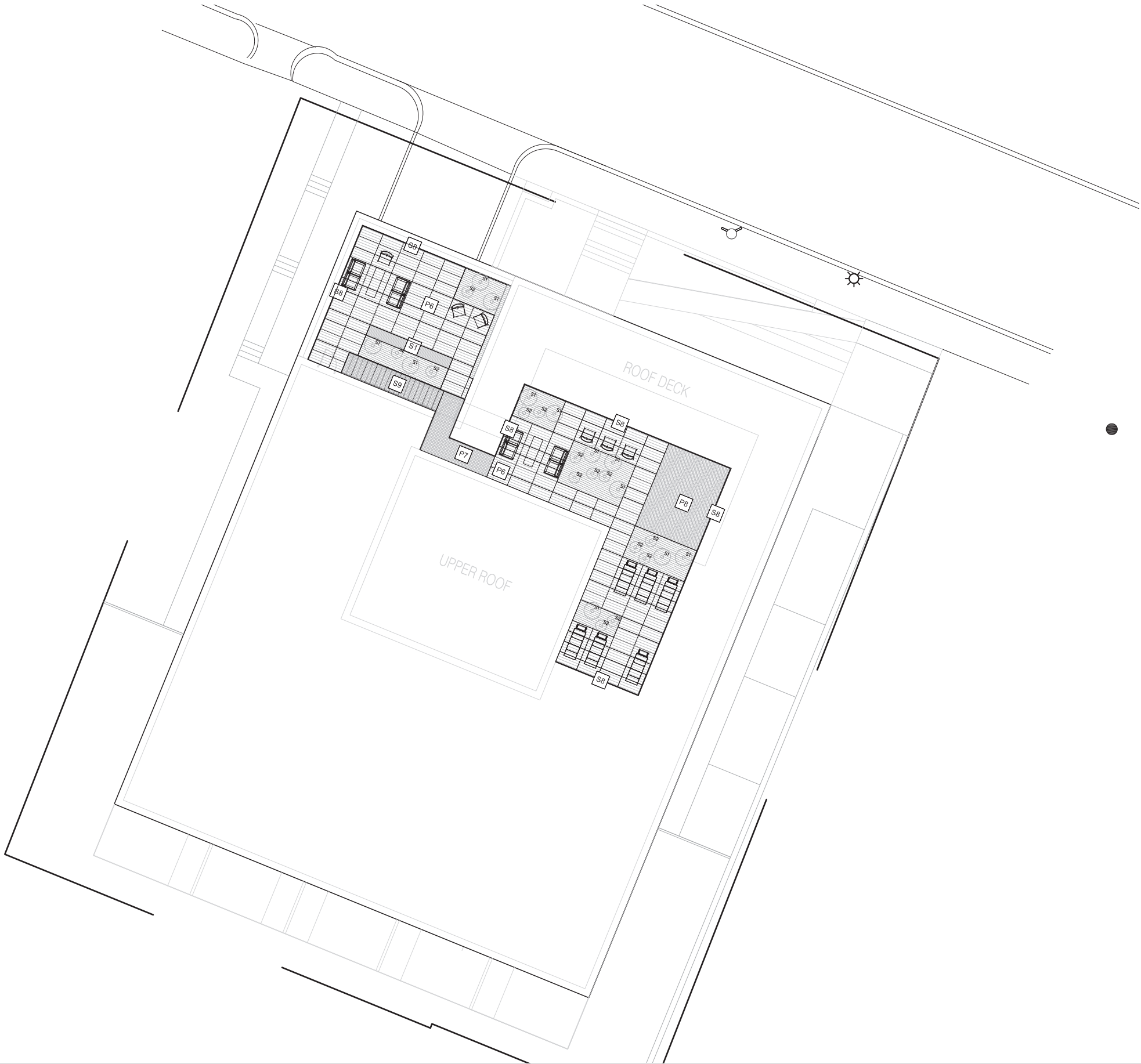


LOT COVERAGE: 59%
IMPERVIOUS SURFACE AREA: 79%



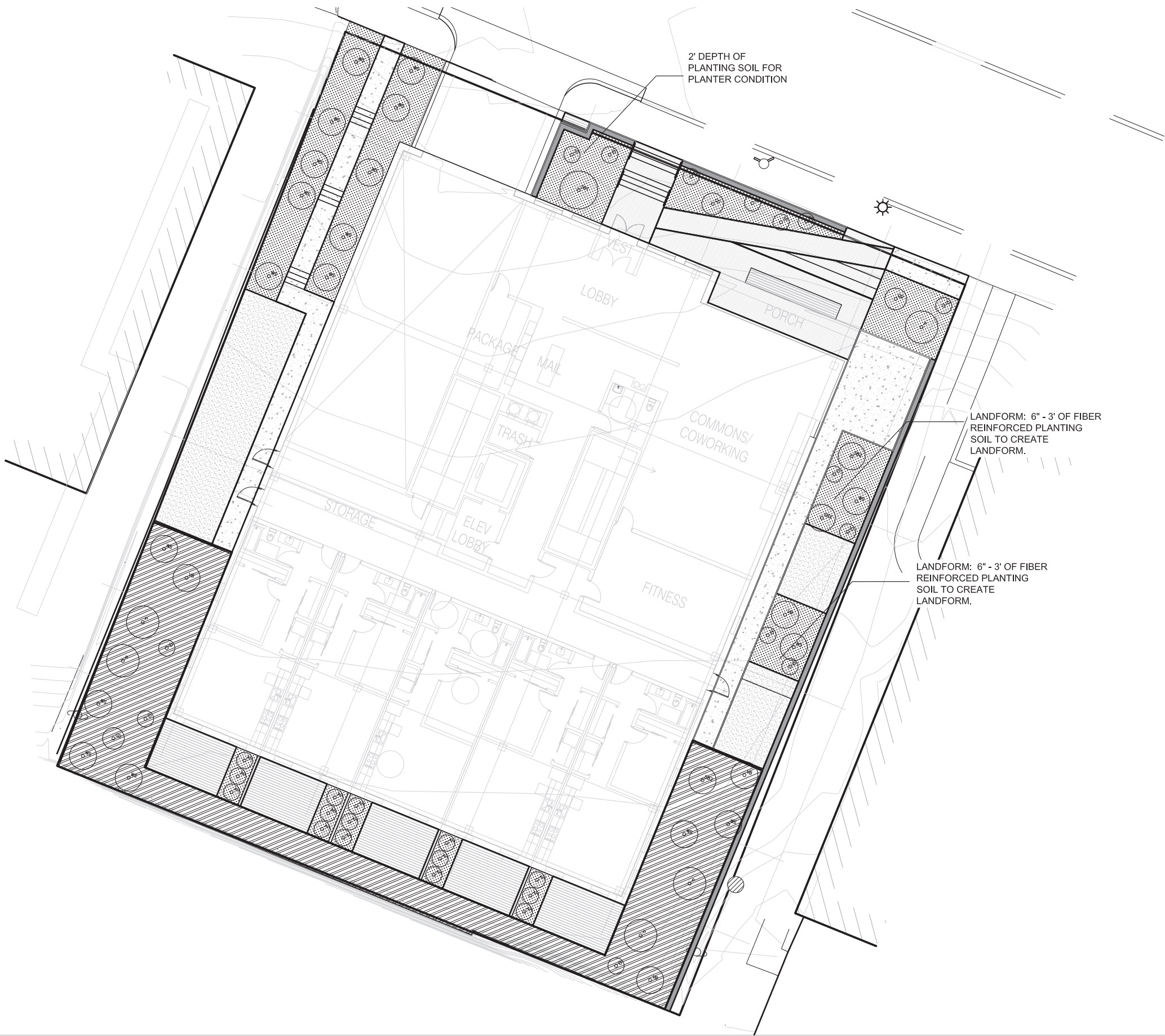
- SHEET NOTES**
- 1. REFER TO L400 FOR PLANTING
 - 2. REFER TO L102 FOR ROOF LEVEL PLAN
 - 3. REFER TO CIVIL FOR REMOVALS AND PROTECTION PLAN
 - 4. REFER TO CIVIL FOR CURBS, SITE GRADING, UTILITIES AND DRAINAGE.
 - 5. PROVIDE SITE LIGHTING ALLOWANCE FOR RESIDENT SPACES ON EAST AND WEST SIDES OF BUILDING (AMENITY SPACES, PATHWAYS, GARDENS AND DOG RUN.)
 - 6. PROVIDE SITE LIGHTING ALLOWANCE FOR ENTRY WALK AND STEPS.
 - 7. PROVIDE SITE LIGHTING ALLOWANCE FOR PORCH AREAS
 - 8. FURNISHING SHOWN PLACEHOLDER ONLY, BY OWNER.

SITE MATERIALS + FURNISHINGS SCHEDULE		
SYMBOL	DESCRIPTION	SF + QTY
	P1: DECORATIVE CONCRETE SURFACING, LIGHT SANDBLAST FINISH, 4" over 6" aggregate base	900 SF
	P2: STANDARD CONCRETE, 4" over 6" aggregate base	1060 SF
	P3: AGGREGATE SURFACING, 3/4" minus Granite, 4" granite over 6" aggregate base with geotextile separator fabric.	320 SF
	P4: WOOD DECK AT GRADE, Joists every 4' OC both ways, set on 8" of compacted aggregate.	700 sf
	P5: DOG RUN SURFACE, Decomposed Granite,	550 SF
	W1: C.I.P. CONCRETE RETAINING SEAT WALL WITH FINISH TO MATCH DECORATIVE CONCRETE WALK (P1), Footings to frost, epoxy coated rebar, 12" wide and 18" above grade.	140 LF
	W2: C.I.P. CONCRETE RETAINING WALL, Footings to frost, epoxy coated rebar, 12" wide and 6" above grade.	130 LF
	S1: CUSTOM BLACK LOCUST WOOD BENCH WITH ALUMINUM FRAME, SURFACE ANCHORED,	36" WIDE, 18' LONG, 18" HIGH
	S2: BLACK LOCUST WOOD BENCH WITH ALUMINUM FRAME, ANCHORED TO CONCRETE RETAINING WALL.	180" WIDE, 5' LONG
	S3: 4' HIGH PRIVACY SCREEN WITH SELF CLOSING HARDWARE, PANIC BAR AND LOCKABLE ENTRY LATCH, ANODIZED ALUMINUM BRONZE FINISH TO MATCH BALCONIES, ALUMINUM FRAME, 80% OPAQUE.	SEE PLAN
	S4: CIP CONCRETE RETAINING WALL WITH METAL INLAY DETAIL, Footings to frost, epoxy coated rebar, 4' above grade,	SEE PLAN
	S5: ANODIZED ALUMINUM HAND RAILS BRONZE FINISH TO MATCH BALCONIES, EMBED MOUNT.	12 LF
	S6: METAL EDGE ALONG SLOPED WALK, 6" STAINLESS STEEL PLATE CAST INTO WALK, 3" PROUD OF FINISHED SURFACE.	33 LF
	S7: 4' HIGH POWDER COATED STEEL PICKET FENCE ENCLOSURE WITH TWO SWING GATES	115 LF



- SHEET NOTES**
- 1. REFER TO L400 FOR PLANTING
 - 2. REFER TO L101 FOR MATERIALS AND FURNISHING LEVEL PLAN
 - 3. REFER TO CIVIL FOR REMOVALS AND PROTECTION PLAN
 - 4. REFER TO CIVIL FOR CURBS, SITE GRADING, UTILITIES AND DRAINAGE.
 - 5. PROVIDE SITE LIGHTING ALLOWANCE FOR RESIDENT SPACES ON EAST AND WEST SIDES OF BUILDING (AMENITY SPACES, PATHWAYS, GARDENS AND DOG RUN.)
 - 6. PROVIDE SITE LIGHTING ALLOWANCE FOR ENTRY WALK AND STEPS.
 - 7. PROVIDE SITE LIGHTING ALLOWANCE FOR PORCH AREAS
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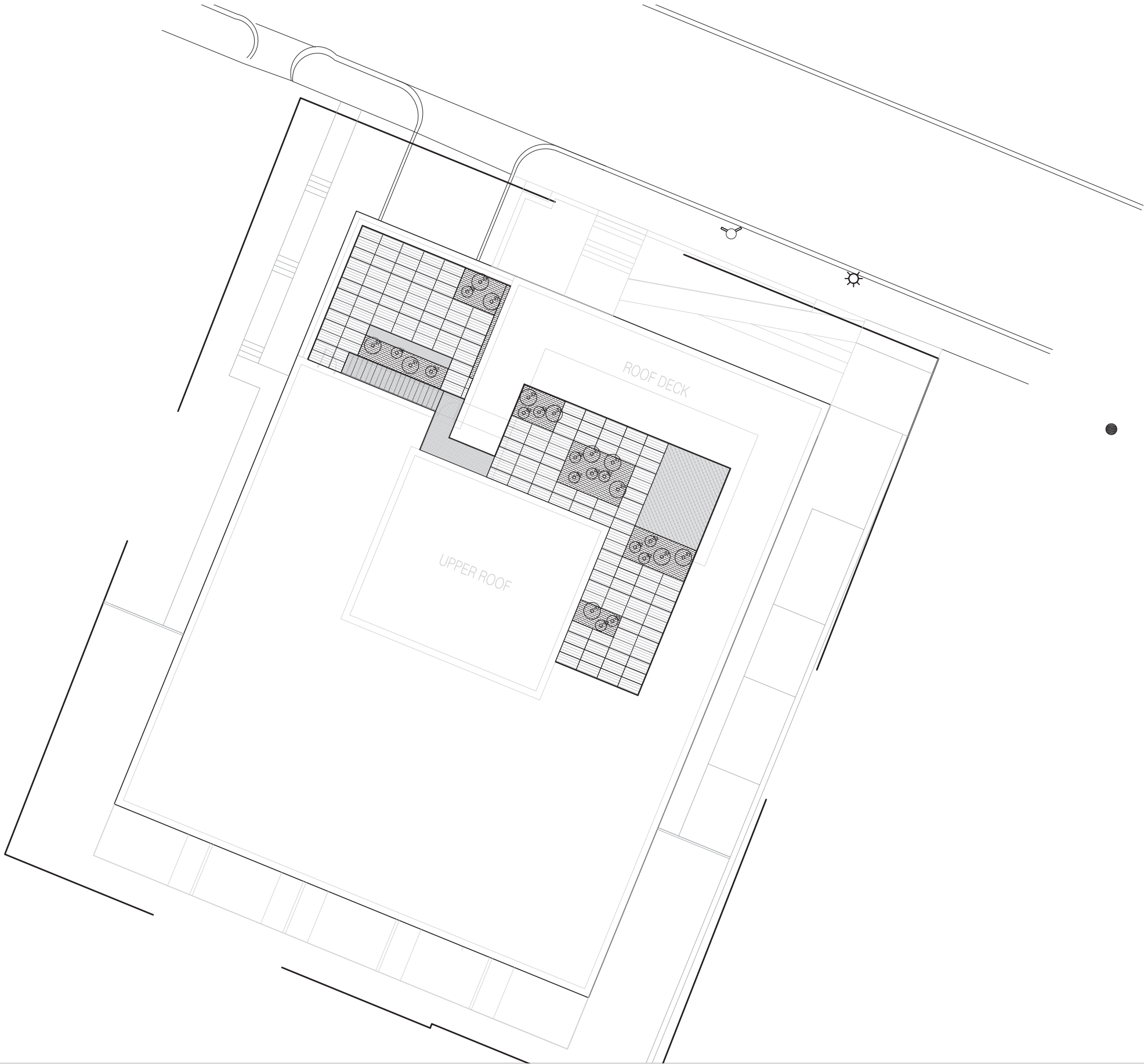
SITE MATERIALS + FURNISHINGS SCHEDULE		
SYMBOL	DESCRIPTION	SF + QTY
	P6: WOOD DECKING ON PEDESTAL SYSTEM	1200SF
	P7: METAL GRATING LANDING	160 SF
	P8: HIGH QUALITY ASTRO TURF ASSEMBLY	320 SF
	S1: CUSTOM BLACK LOCUST WOOD BENCH WITH ALUMINUM FRAME, SURFACE ANCHORED.	24" WIDE, 16" LONG, 18" HIGH
	S8: METAL GUARD RAIL AROUND ROOF TERRACES, ANNODIZED ALUMINUM, BRONZE FINISH TO MATCH BALCONIES.	200 LF
	S9: METAL GRATING STAIRS TO MATCH LANDING WITH ASSOCIATED HAND RAIL.	16 LF



- SHEET NOTES**
1. ALL PLANTING AREAS TO GET 12" OF PLANTING SOIL, UNLESS OTHERWISE NOTED.
 2. ALL PLANTING AREAS TO BE IRRIGATED.
 3. STEEL EDGING AT ALL AREAS WHERE ONE GROUNDCOVER TYPE MEETS ANOTHER GROUNDCOVER TYPE OR WHERE GROUNDCOVER AREA MEETS AGGREGATE AREA AND WOOD DECKING.
 4. ALL PLANTING AREAS TO RECEIVE 4" OF HW MULCH.
 5. REFER TO L101 FOR MATERIAL AND FURNISHING PLAN
 6. REFER TO L102 FOR ROOF LEVEL PLAN
 7. REFER TO CIVIL FOR REMOVALS AND PROTECTION PLAN
 8. REFER TO CIVIL FOR CURBS, SITE GRADING, UTILITIES AND DRAINAGE.
 9. PROVIDE SITE LIGHTING ALLOWANCE FOR RESIDENT SPACES ON EAST AND WEST SIDES OF BUILDING (AMENITY SPACES, PATHWAYS, GARDENS AND DOG RUN.)
 10. PROVIDE SITE LIGHTING ALLOWANCE FOR ENTRY WALK AND STEPS.
 11. PROVIDE SITE LIGHTING ALLOWANCE FOR PORCH AREAS
 12. FURNISHING SHOWN PLACEHOLDER ONLY, BY OWNER.

PLANTING: GROUNDCOVER		
SYMBOL	DESCRIPTION	SF + QTY
	PL1: PERENNIAL GARDEN MIX, 8 SPECIES 18" O.C.	1760 SF
	PL1: SHADE TOLERANT NATIVE SEED MIX WITH 50% PERENNIALS 18" O.C.	1920 SF

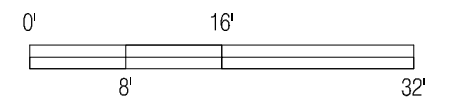
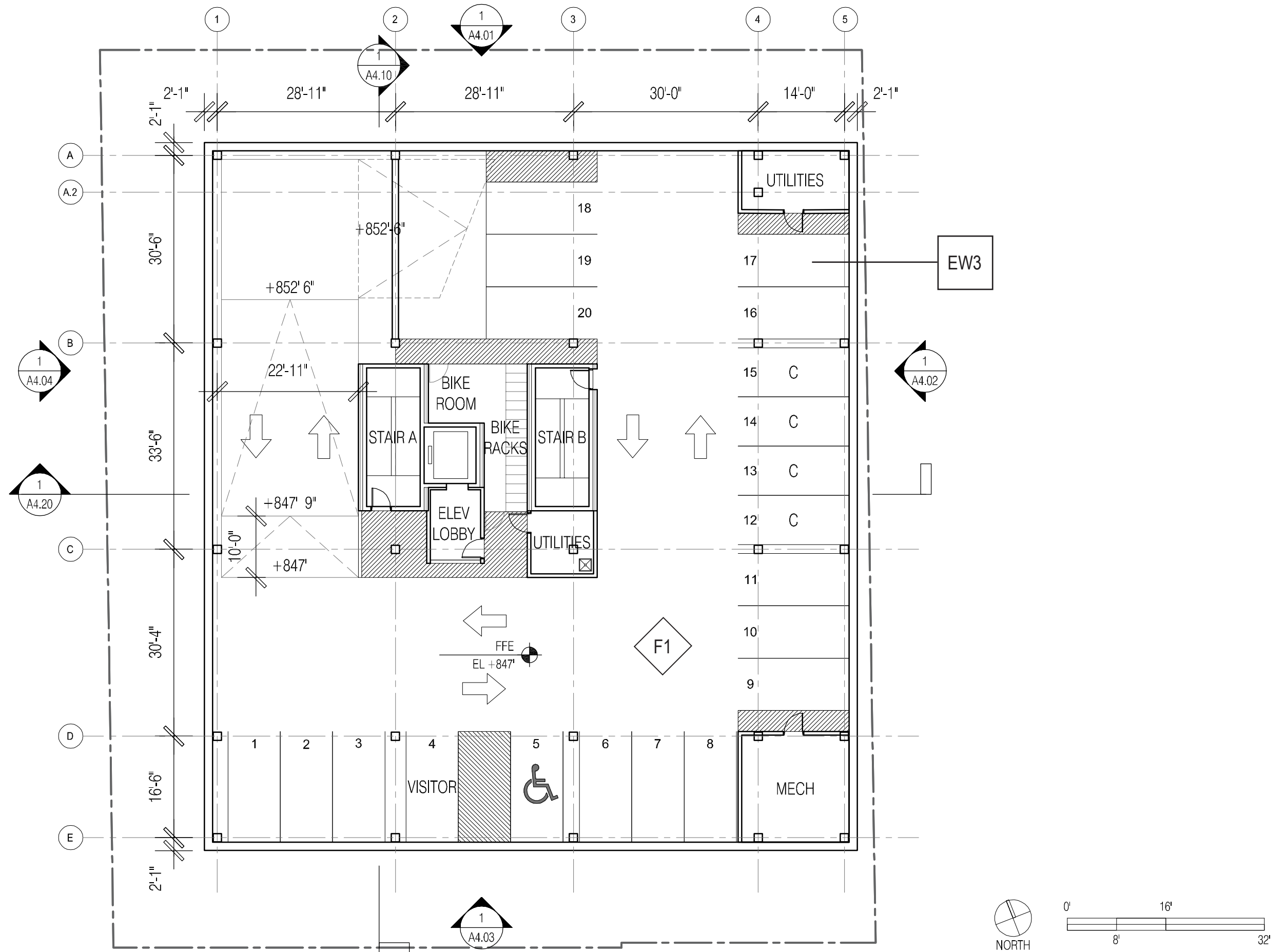
PLANTING: TREES AND SHRUBS				
SYMBOL	QTY	DESCRIPTION		SIZE
SB1	1	AUTUMN BRILLIANCE	Amelanchier x grandiflora 'Autumn	10' clump
		SERVICEBERRY TREE	Brilliance' multi-stem	
SB2	3	AUTUMN BRILLIANCE	Amelanchier x grandiflora 'Autumn	2.5"
		SERVICEBERRY TREE	Brilliance'	
VB	4	NANNYBERRY VIBURNUM TREE	Viburnum lentago	2.5"
WS	18	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	2.5"
P	5	WHITE COLUMNAR PINE	Pinus strobus 'fastigiata'	10'
AH	15	HOLMSTRUP EASTERN ARBORVITAE	Thuja occidentalis 'Holmstrup'	8'
ID	9	ARCTIC FIRE RED TWIG DOGWOOD	Cornus stolonifera 'Farrow' Plant Patent #18,523	#5
GD	3	CORAL BEAUTY COTONASTER	Cotoneaster dammeri 'Coral Beauty'	#5
S1	5	BLUE STAR JUNIPER SHRUB	Juniperus squamata 'Blue Star'	#5

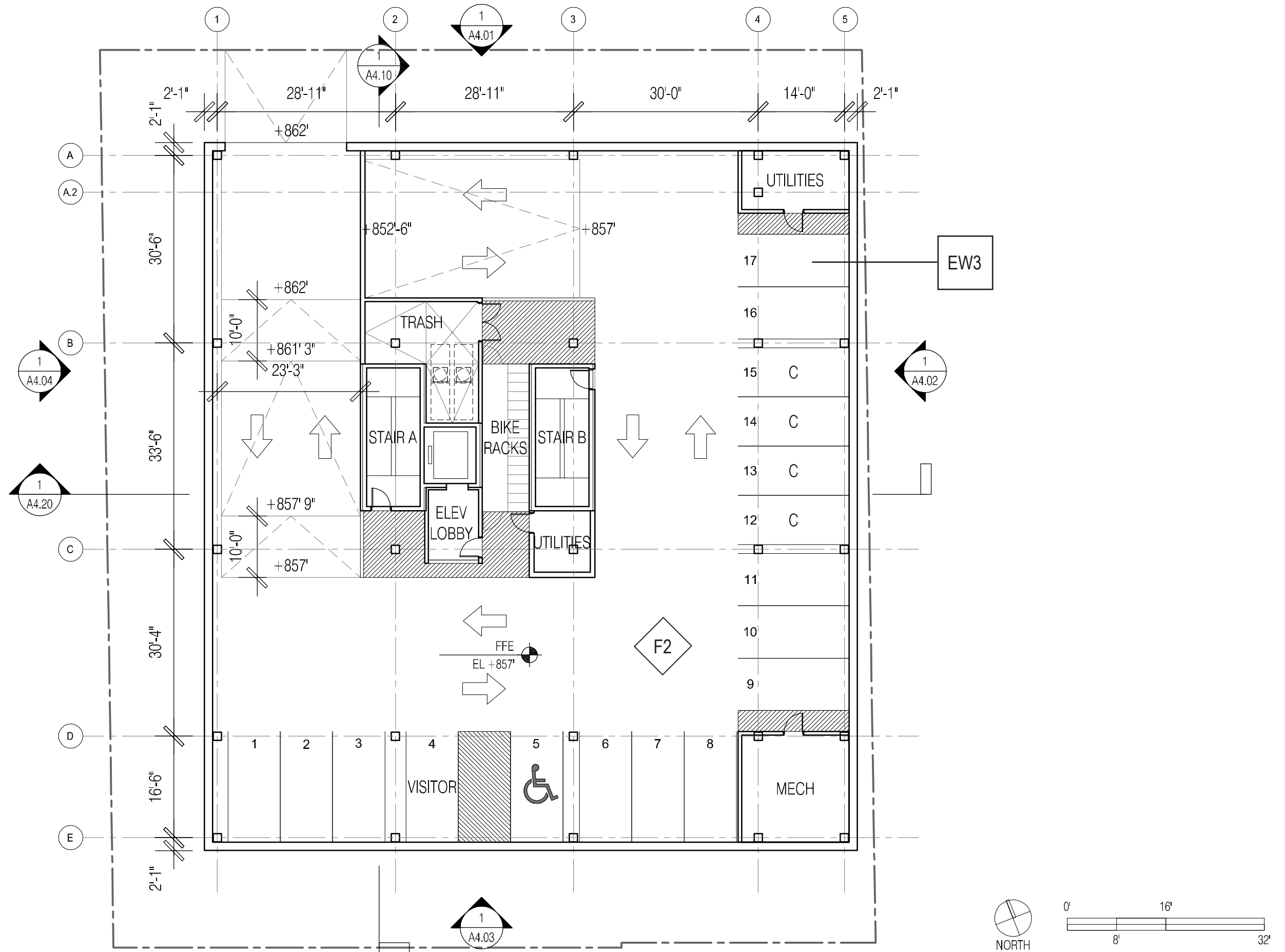


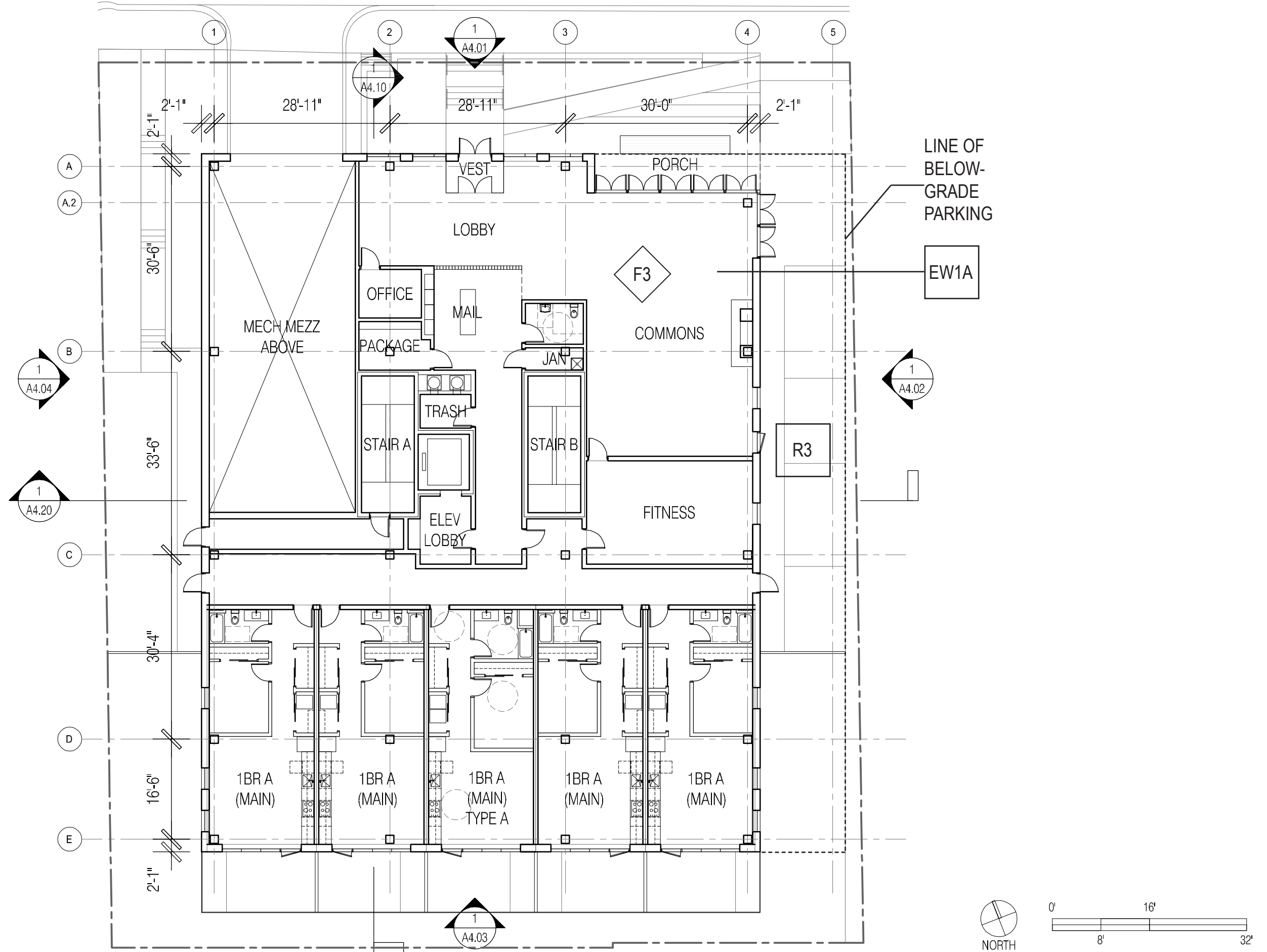
- SHEET NOTES**
1. ALL PLANTING AREAS TO BE IRRIGATED.
 2. STEEL EDGING AROUND ALL EDGES OF PLANTING AREAS. ALL PLANTING AREAS TO RECEIVE 4" OF HW MULCH.
 3. REFER TO L101 FOR MATERIAL AND FURNISHING PLAN
 4. REFER TO L102 FOR ROOF LEVEL PLAN
 5. REFER TO CIVIL FOR REMOVALS AND PROTECTION PLAN
 6. REFER TO CIVIL FOR CURBS, SITE GRADING, UTILITIES AND DRAINAGE.
 7. PROVIDE SITE LIGHTING ALLOWANCE FOR RESIDENT SPACES ON EAST AND WEST SIDES OF BUILDING (AMENITY SPACES, PATHWAYS, GARDENS AND DOG RUN.)
 8. PROVIDE SITE LIGHTING ALLOWANCE FOR ENTRY WALK AND STEPS.
 9. PROVIDE SITE LIGHTING ALLOWANCE FOR PORCH AREAS
 10. FURNISHING SHOWN PLACEHOLDER ONLY, BY OWNER.

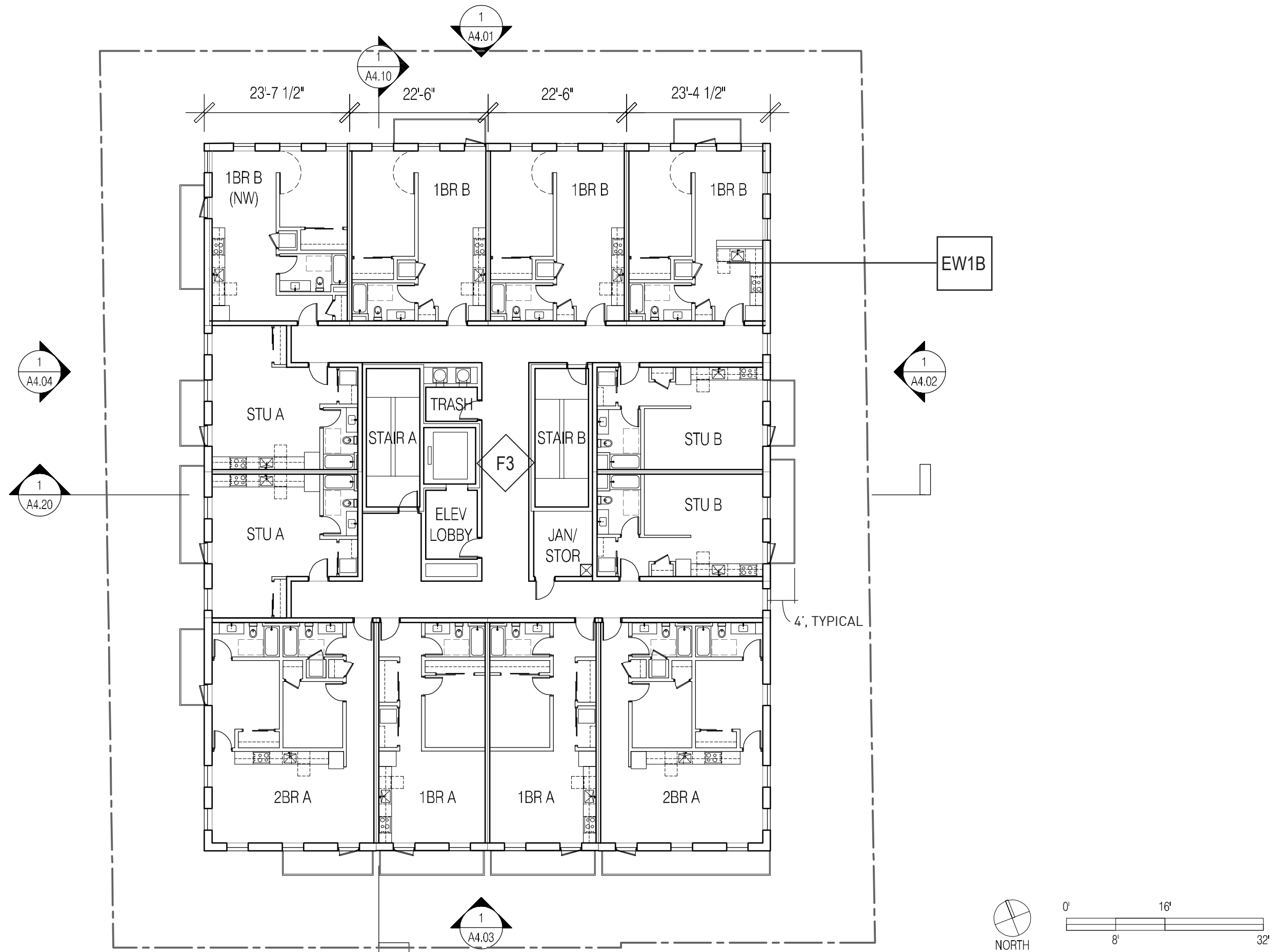
PLANTING: GROUNDCOVER		
SYMBOL	DESCRIPTION	SF + QTY
	PL3: PERENNIAL GARDEN MIX. 8 SPECIES 18" O.C. 12" OF LIGHTWEIGHT SOIL MIX	1760 SF

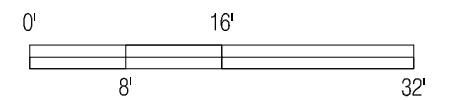
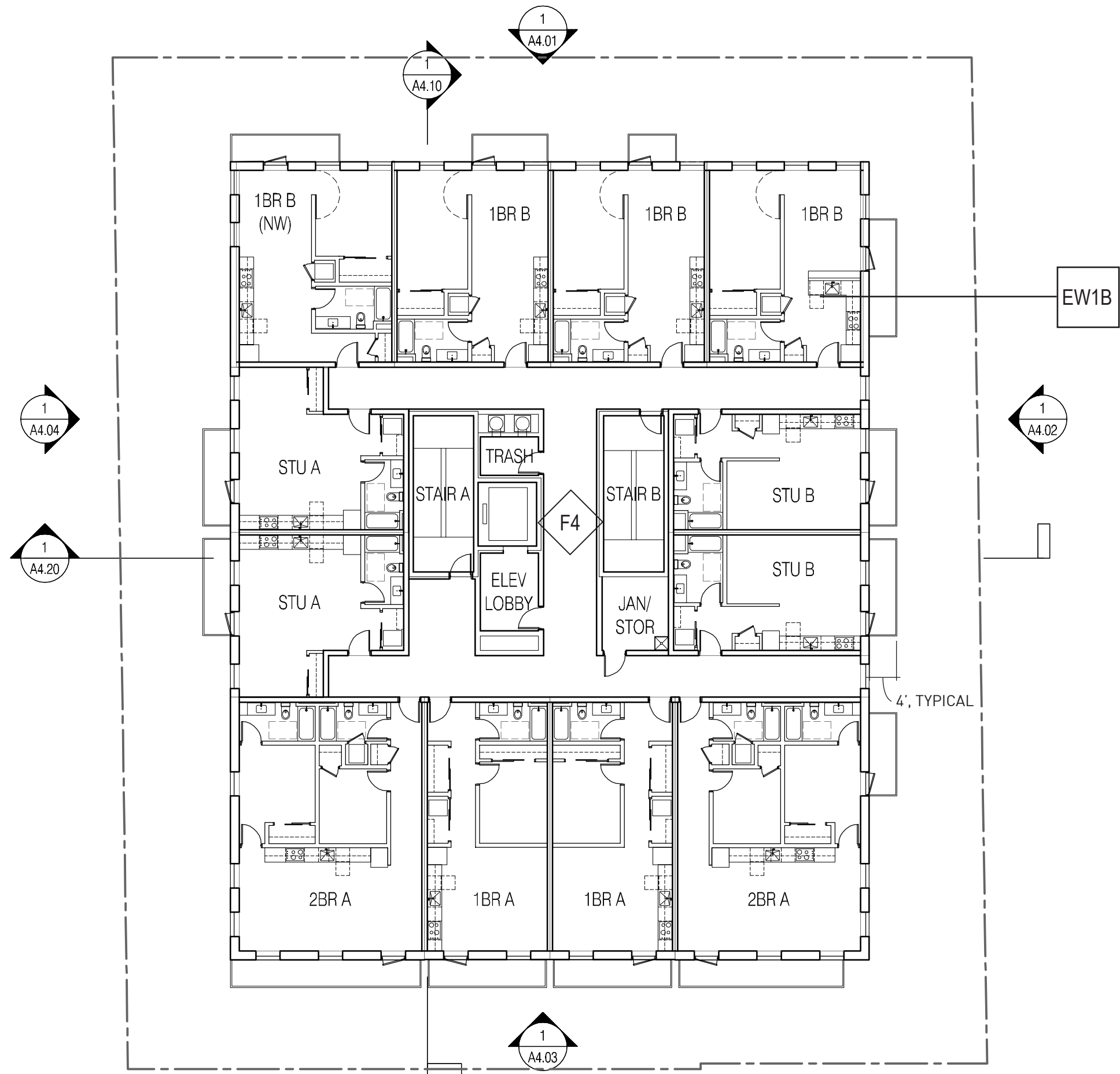
PLANTING: TREES AND SHRUBS				
SYMBOL	QTY	DESCRIPTION		SIZE
S1	12	BLUE STAR JUNIPER SHRUB	Juniperus squamata 'Blue Star'	#5
S2	14	DWARF BLUE ARCTIC WILLOW	Salix purpurea Nana'	#5

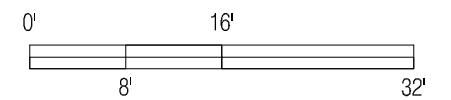
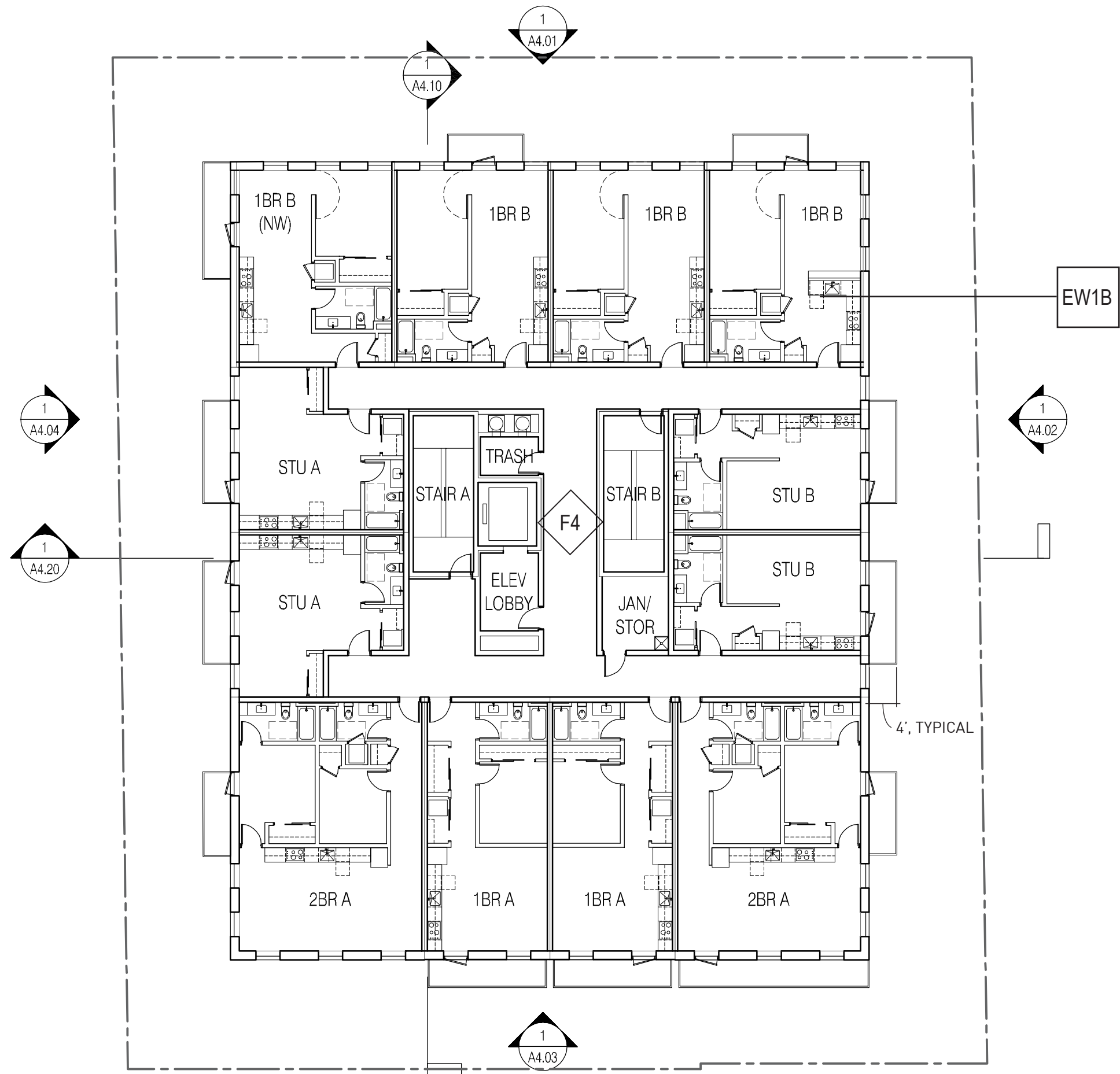


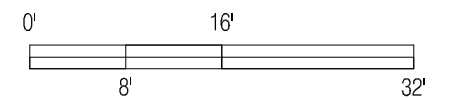
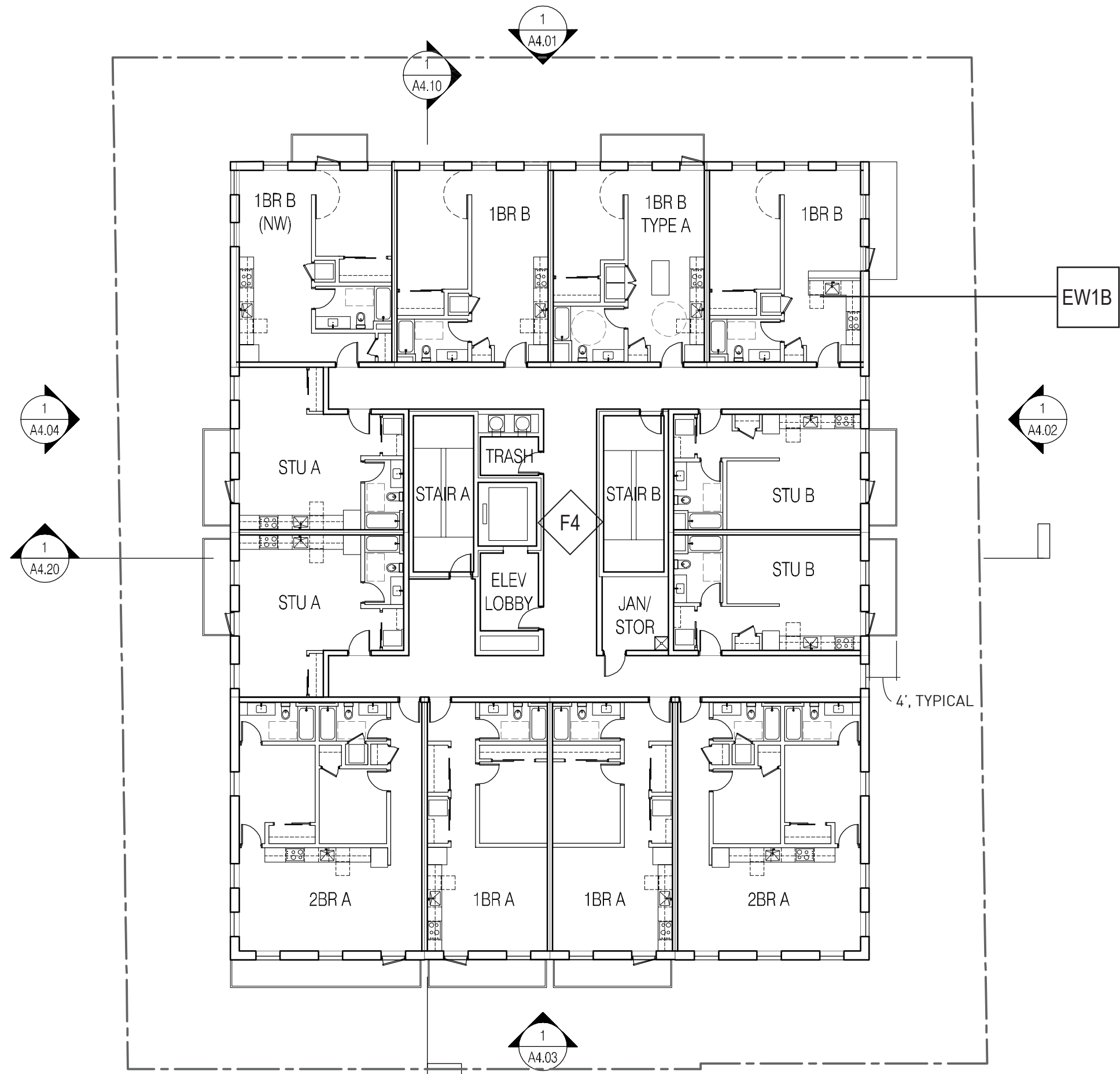


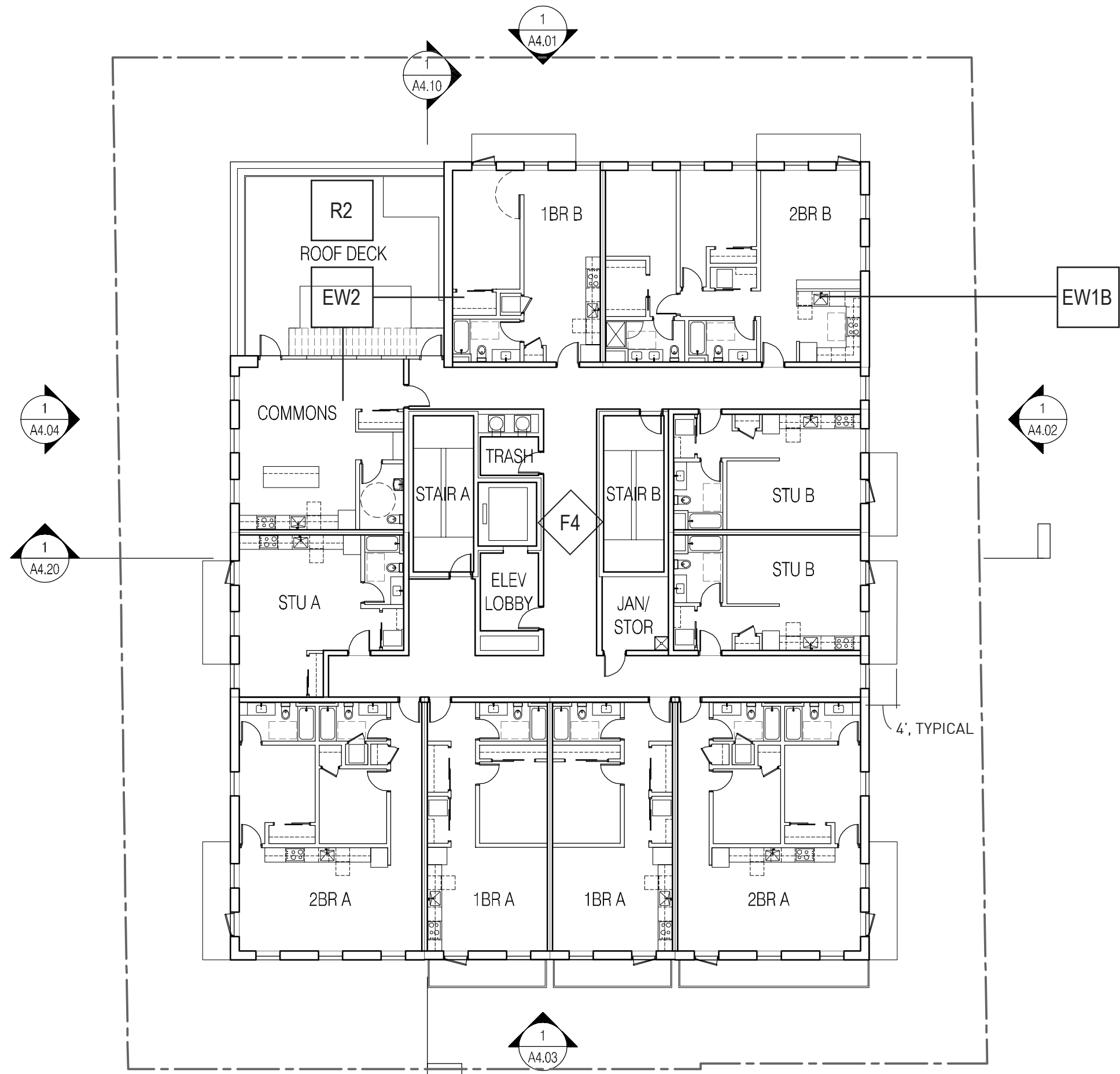


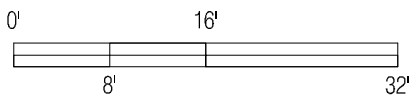
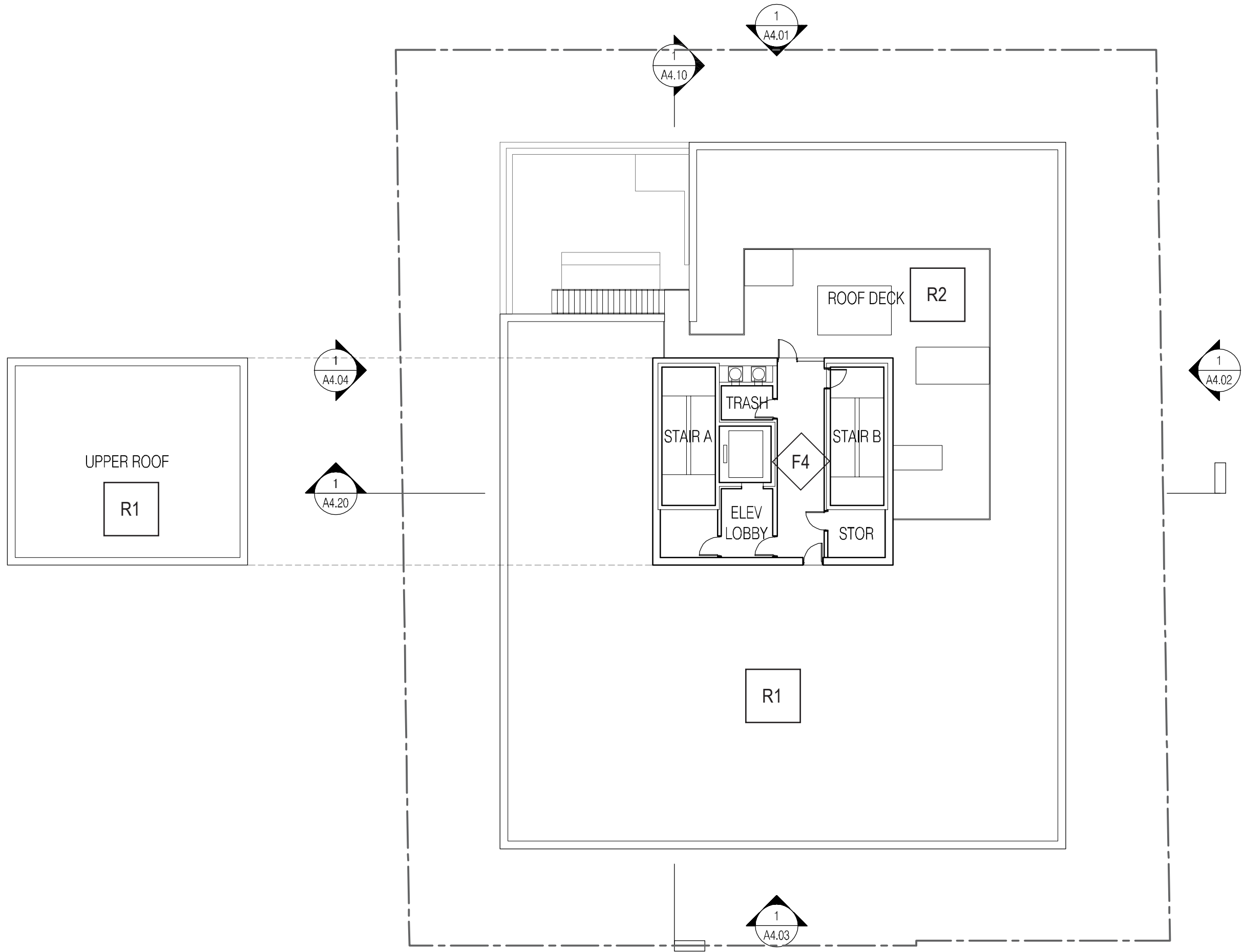












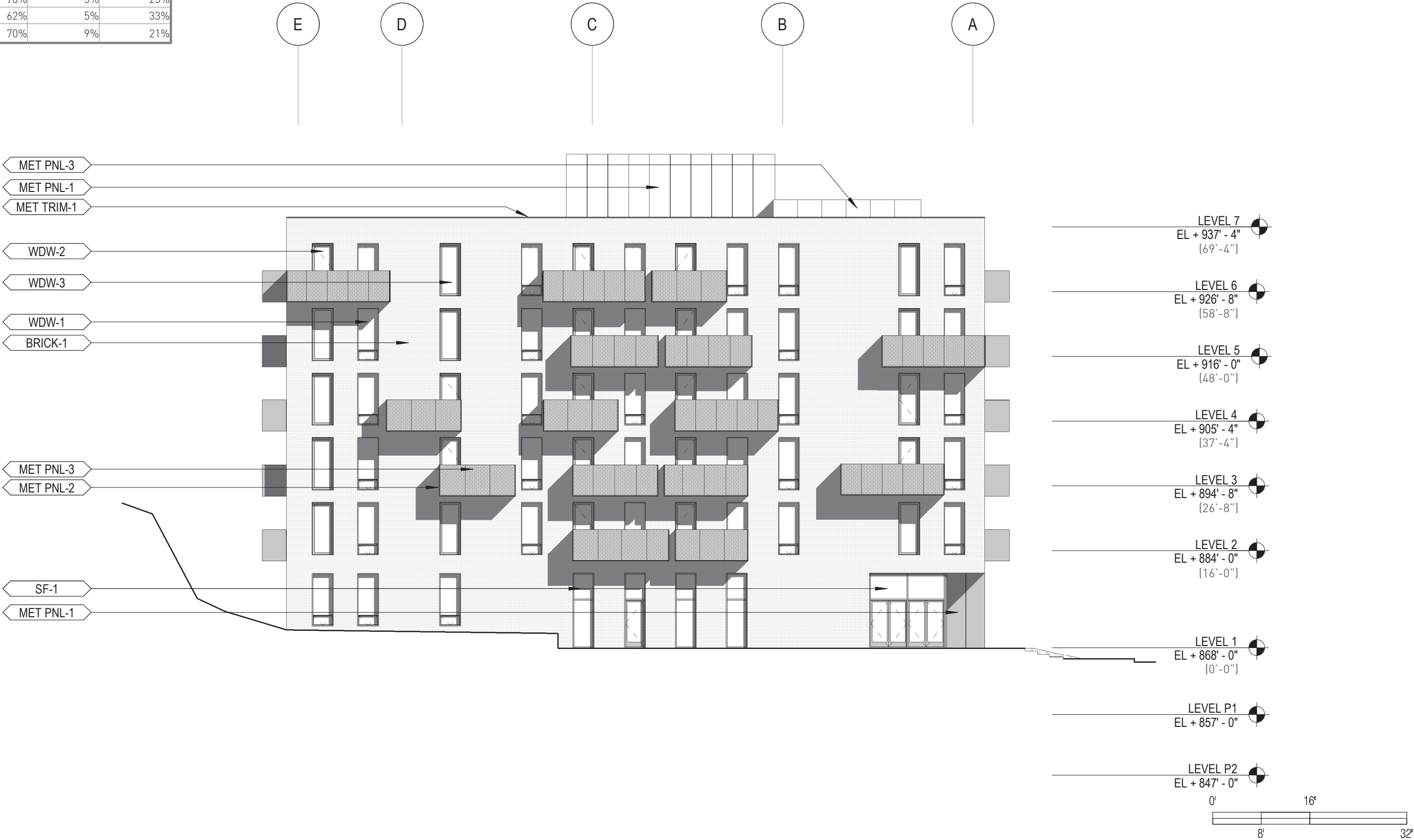
MATERIAL PERCENTAGES PER ELEVATION

ORIENTATION	BRICK %	METAL %	GLASS %
NORTH	51%	9%	40%
EAST	70%	5%	25%
SOUTH	62%	5%	33%
WEST	70%	9%	21%



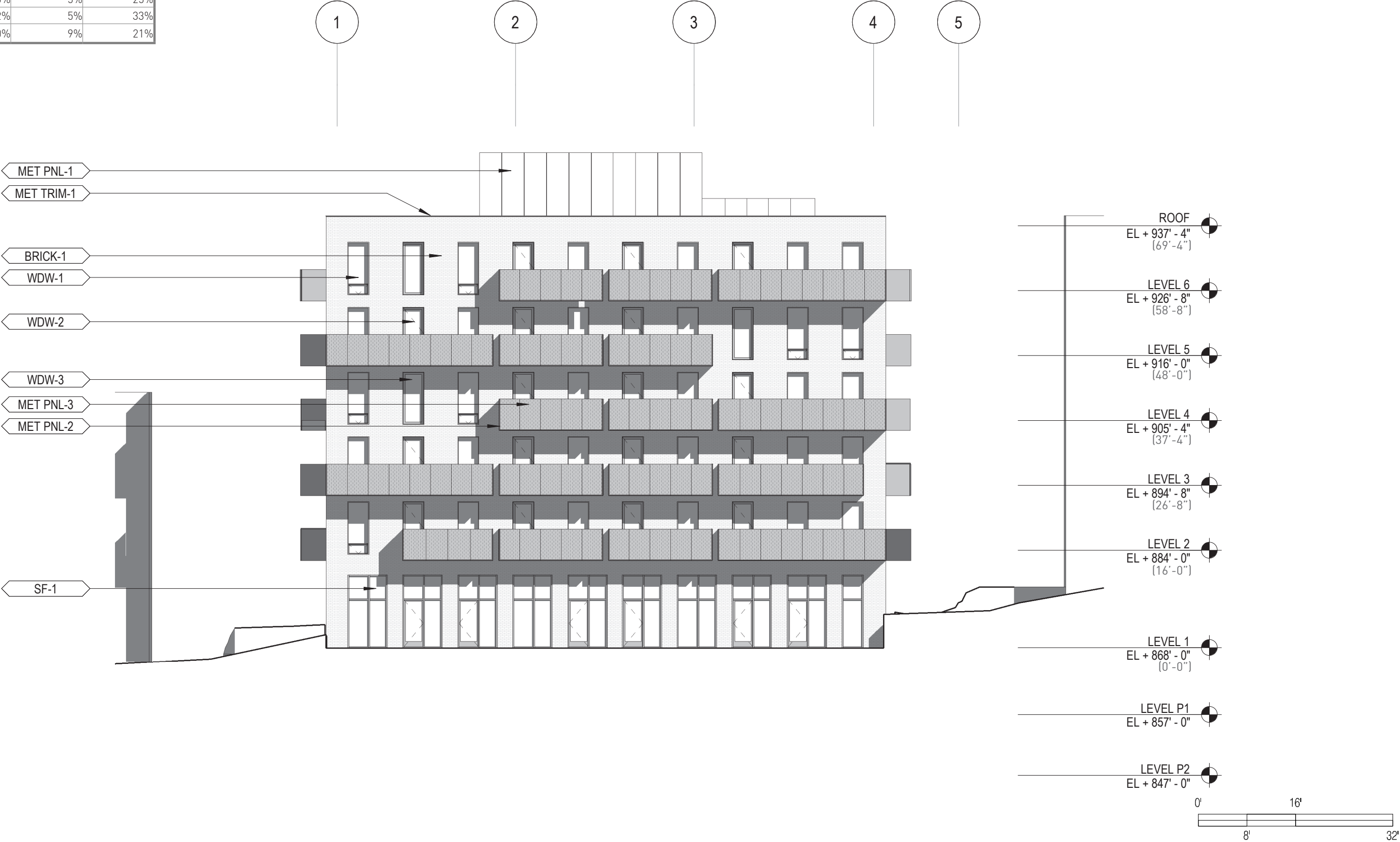
MATERIAL PERCENTAGES PER ELEVATION

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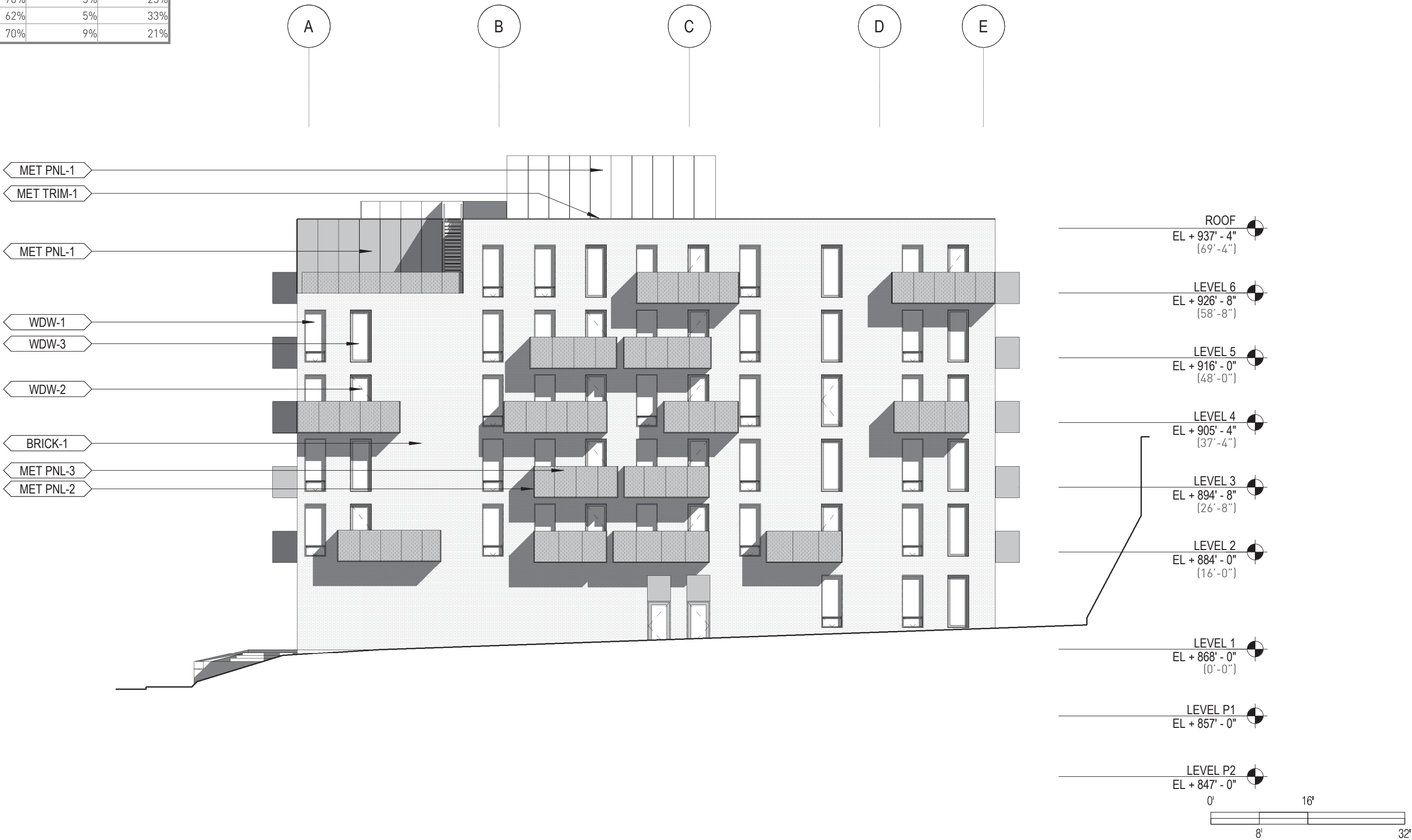
MATERIAL PERCENTAGES PER ELEVATION

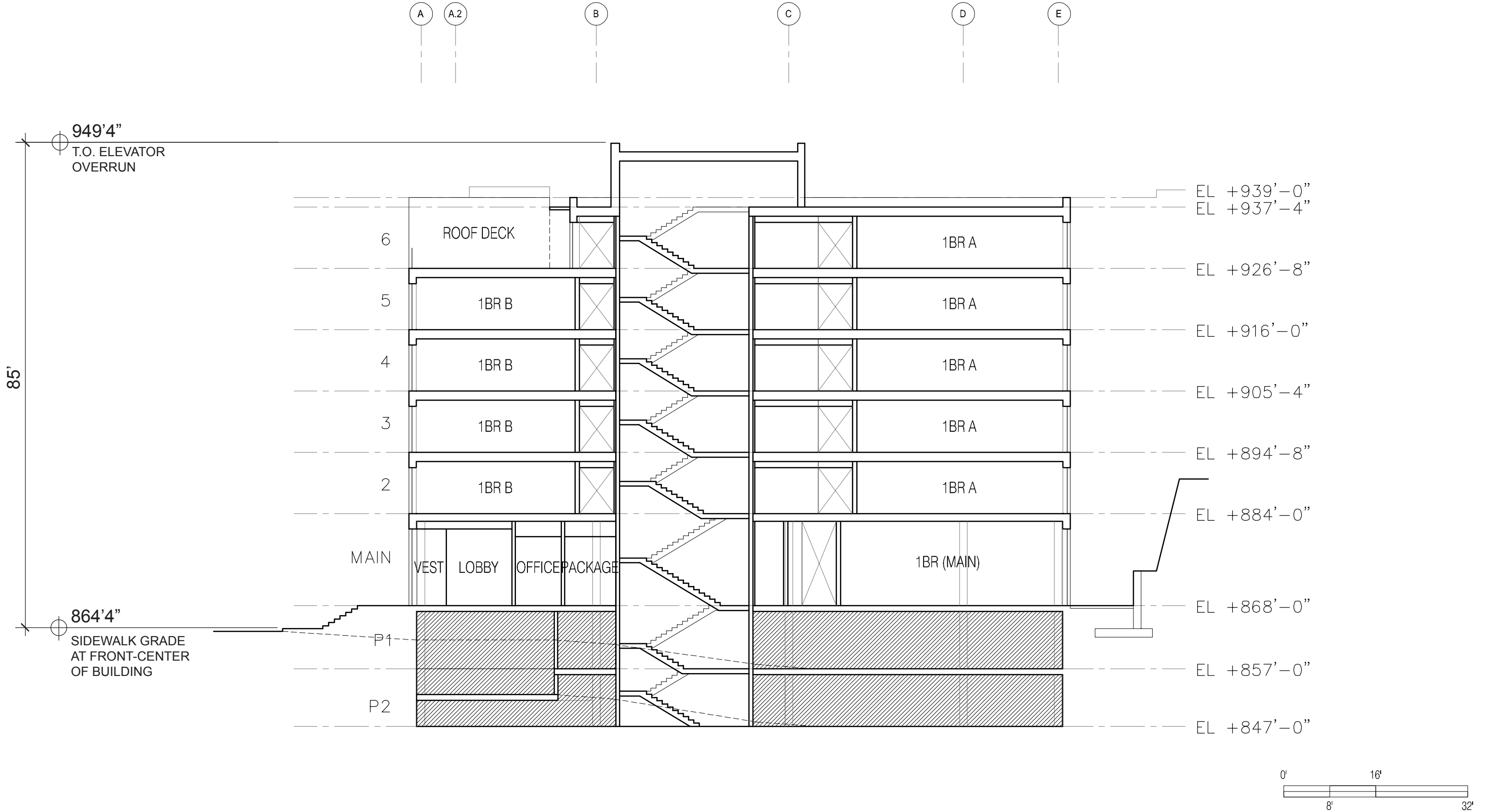
ORIENTATION	BRICK %	METAL %	GLASS %
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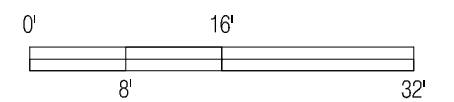
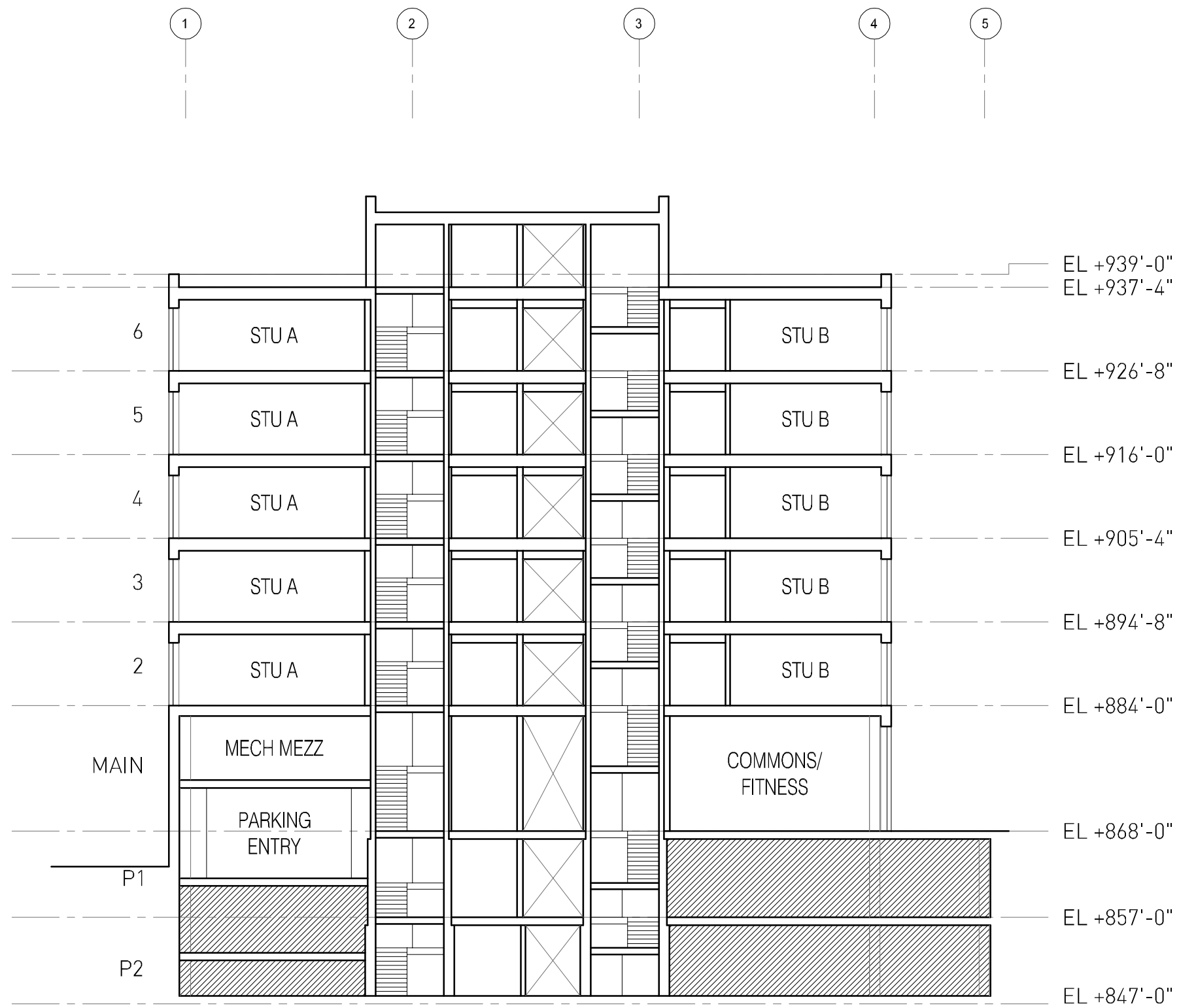


MATERIAL PERCENTAGES PER ELEVATION

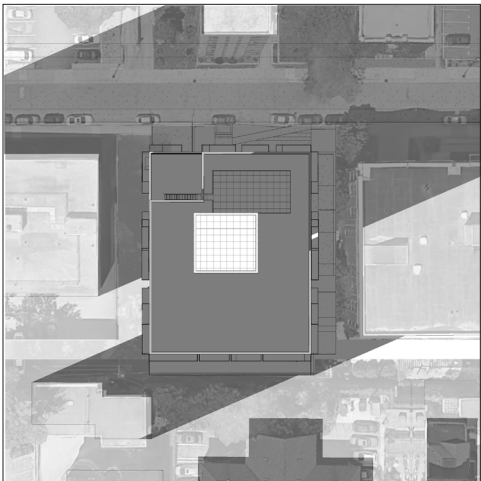
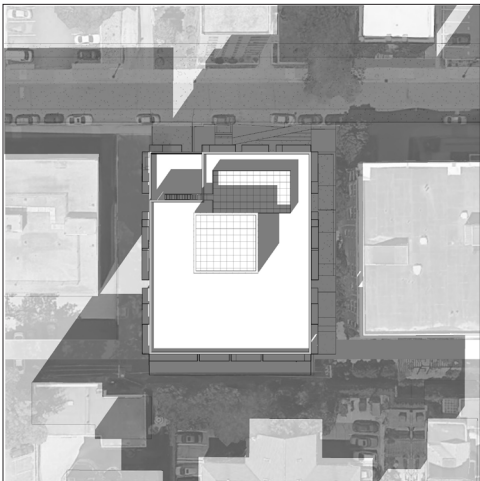
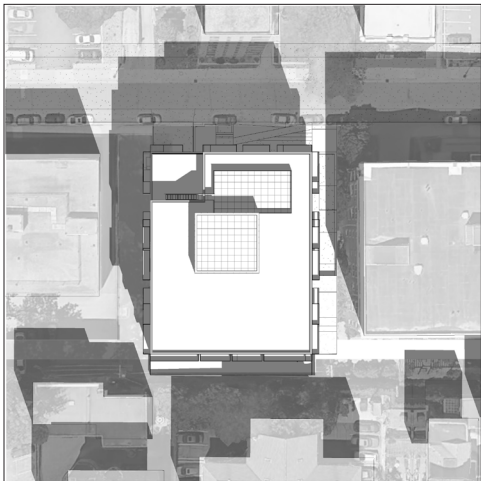
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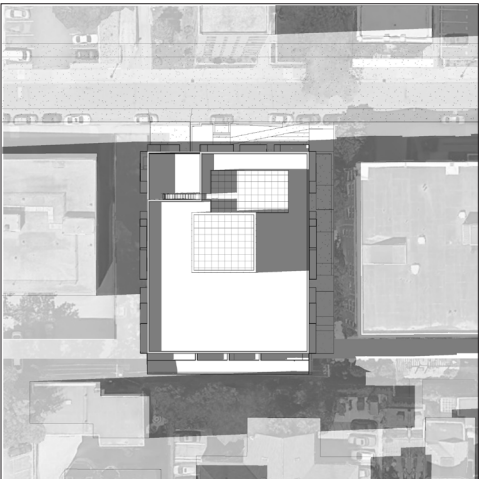
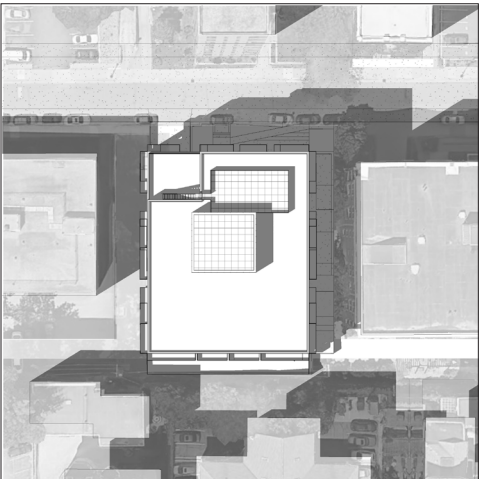
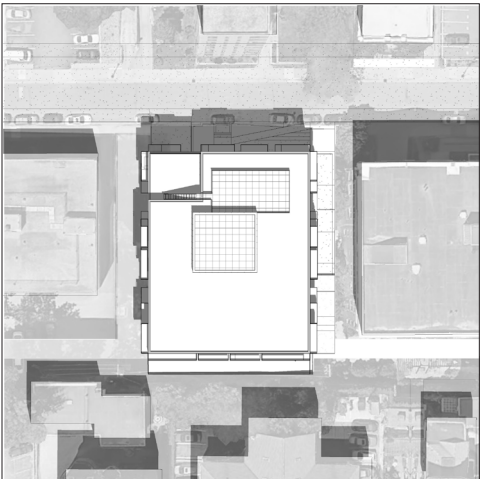
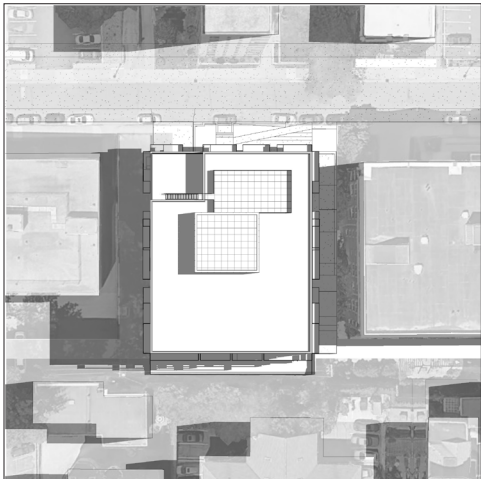
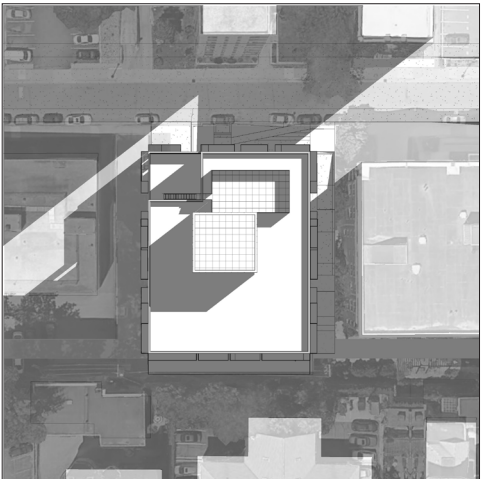




Spring Equinox



Summer Solstice



6 am

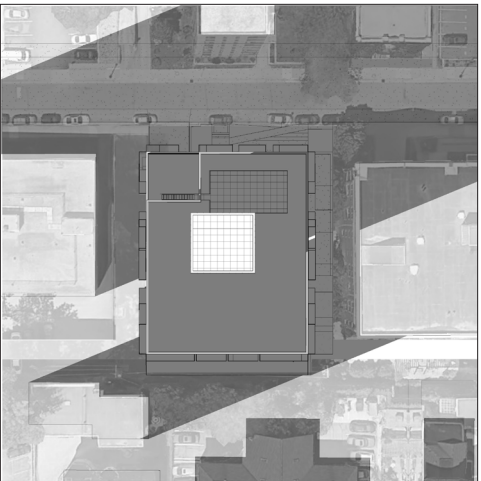
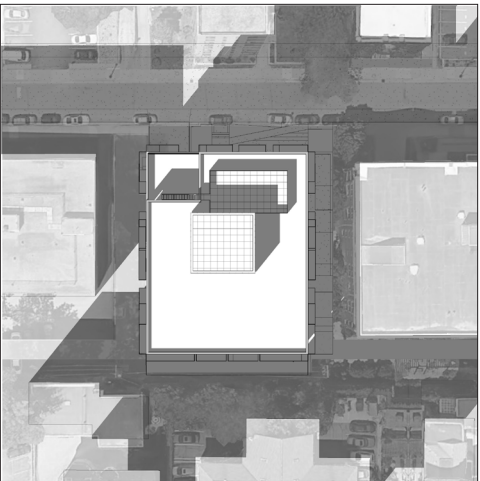
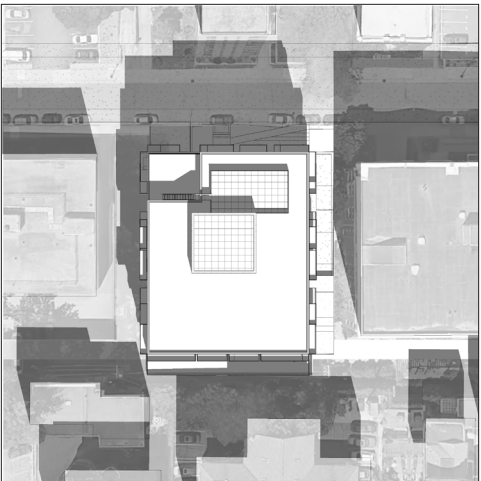
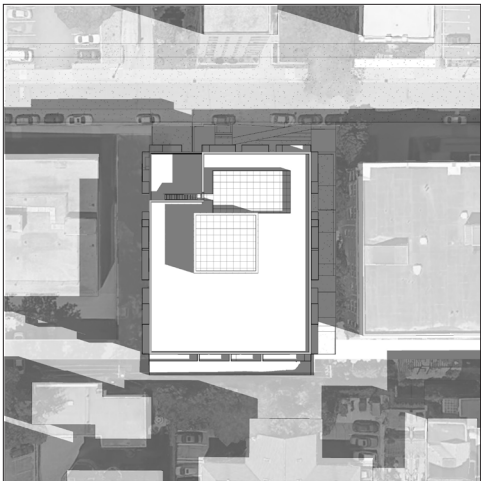
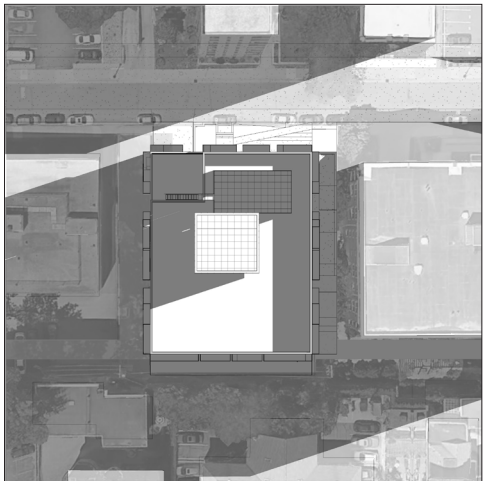
9 am

12 pm

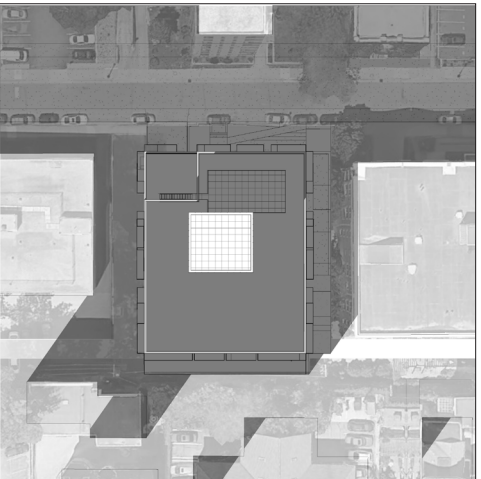
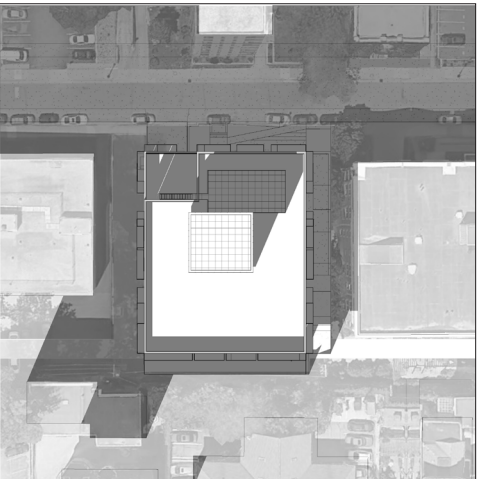
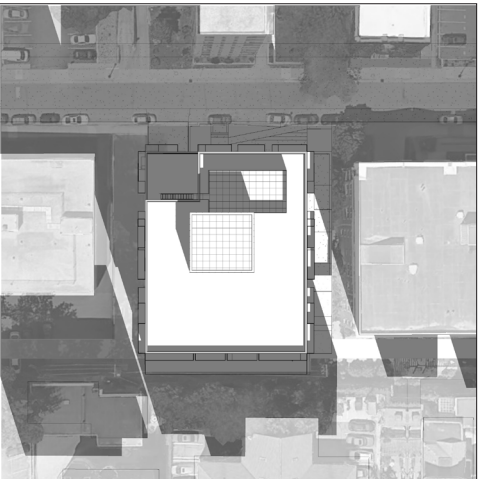
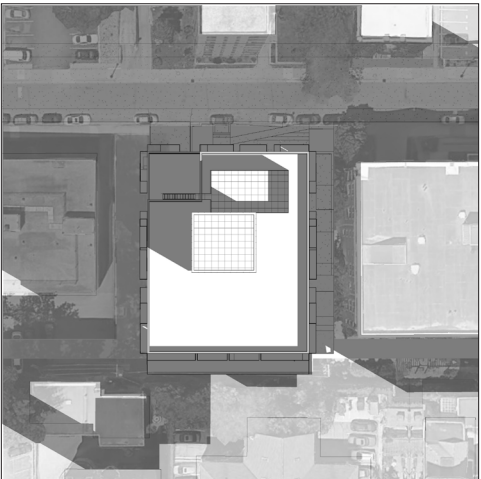
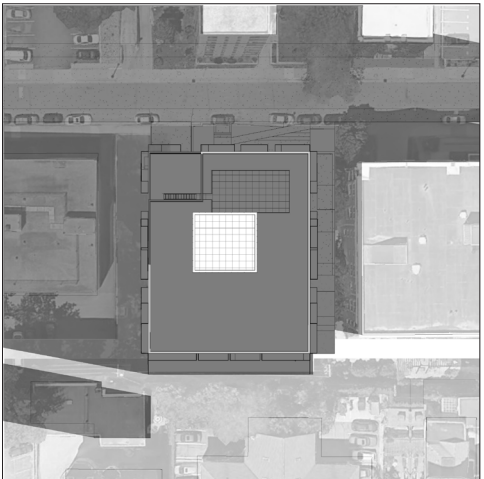
3 pm

6 pm

Fall Equinox



Winter Solstice



6 am

9 am

12 pm

3 pm

6 pm